

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
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STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION AGENDA

Tuesday, April 18, 2006
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m.

Roll Call

Pledge of Allegiance

A.	Approval of Minutes	March 21, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	2550 Catalpa Way (UP-05-24) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence that increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. A. Gordon Atkinson (Applicant) / Ruby O'Brien(Owner). UP-05-24	
2.	553 Chestnut Avenue (UP-06-02, MM-06-02) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit and Minor Modification to allow the construction of an addition to an existing residence which increases the floor area by more than 50%, proposes a floor area greater than 1,825 square feet while only providing a one-car garage and encroaches into the required side yard setbacks per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Roman Rettner (Applicant) / Manuel Guevara (Owner). UP-06-02, MM-06-02	

3.	<p>2820 Berkshire Drive (UP-06-03)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residence)</p>	<p>Request for a Use Permit to allow the construction of an addition which exceeds the 44% lot coverage guideline per Section 12.200.030.B.3 of the San Bruno Zoning Ordinance. Joe Alberio (Applicant/Owner). UP-06-03</p>	
4.	<p>837 5th Avenue (MM-06-03)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residence)</p>	<p>Request for a Minor Modification to allow the construction of an addition, which proposes to continue a legal non-conforming side yard setback. Kamal Singh (Applicant); Anil Kumar (Owner). MM-06-03</p>	
5.	<p>100 Skycrest Center (PDP-06-01)</p> <p><u>Environmental Determination:</u> This application is proposed in accordance with a Mitigated Negative Declaration, which was adopted by the City Council on September 13, 2005</p> <p><u>Zoning:</u> P-D (Planned Development)</p>	<p>*Staff is requesting continuance to the May 2, 2006 Planning Commission meeting.</p> <p>Request for a Vesting Tentative Tract Map for the subdivision of one lot to 25 lots with common space, and a Planned Development Permit to allow the development of 24 new homes, per Chapter 12 of the San Bruno Municipal Code. Kenmark Real Estate Group, Applicant, Willow Green Associates, Owner. PDP-06-01, TM-06-01</p>	
6.	<p>461 El Camino Real (PE-06-02)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> C-N (Commercial Neighborhood)</p>	<p>Request for a Parking Exception to allow a covered patio to the rear of an existing restaurant per Section 12.100.010.A of the San Bruno Zoning Ordinance. Isaac Mejia (Applicant), Anstell Ricossa (Owner) PE-06-02</p>	
F.	Discussion		
1.	City Staff Discussion	<p>a. Select May 11, 2006 Architectural Review Committee Members</p> <p>b. Conflict of Interest – City Attorney</p>	

2.	Planning Commission Discussion	Attendance at California League of Cities Conference	
G.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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Cathy Hidalgo, *Recording Secretary*
Pamela Thompson, *City Attorney*

PLANNING

COMMISSIONERS

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Commissioners:
Mary Lou Johnson
Bob Marshall Jr.
Perry Petersen
Kevin Chase
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

March 21, 2006

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:00 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Chase	X	
Commissioner Johnson	X	
Commissioner Marshall		X
Commissioner Petersen	X	
Commissioner Sammut		X

STAFF PRESENT:

Planning Division: Community Development Director: Tambri Heyden
Planning Manager: Aaron Aknin
Associate Planner: Beilin Yu
Assistant Planner: Tony Rozzi

Pledge of Allegiance: Assistant Planner Tony Rozzi

1. Approval of Minutes – February 21, 2006

Motion to Approve Minutes of February 21, 2006 Planning Commission meeting.

Commissioners Johnson/Biasotti

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

2. Communication

None at this time.

3. Public Comment

None at this time.

4. Announcement of Conflict of Interest

None

5. 849 Second Avenue

Request for a Use Permit to allow the construction of a new residence which exceeds the 44% Lot Coverage and the .55 Floor Area Ratio guideline and a Parking Exception to allow tandem parking, per Sections 12.200.030.A.1, 12.200.030.A.2, and 12.200.080.C of the San Bruno Zoning Ordinance. Rommel Mendez (Applicant); Sunil Chand (Owner). UP-05-68, PE-05-11

Associate Planner Yu entered staff report, and explained that the neighbor at the rear of the property contacted staff and was concerned regarding the location of the rear property line since a fence does not exist. Requested that the planning Commission add an additional condition of approval to require the applicant to survey the rear property line to insure that the construction of the new residence will be located 10 feet away from the rear property line as required by the zoning code.

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant, Rommel Mendez, designer of project. The project is small and everything is straightforward. Discussed the conditions of approval with the applicant and he is representing them.

Chair Mishra asked Commission if there were any questions for applicant.

Commissioner Johnson: Stated she visited the property and there is no doubt that this home needs an expansion. The expansion is warranted. Questioned what the blue tarp covering in the rear of the property was?

Applicant: Responded that he didn't know.

Associate Planner Yu: Clarified that it was storage and would be removed as part of the proposed project, since part of the addition will occupy that part of the property. Nothing permanent.

Commissioner Johnson: Asked applicant to clarify the use of some metal buildings in the rear of the property which she was unable to identify.

Applicant: Responded that he and owner have not make contact with property owner on that side, believes it is corrugated metal, roofing material.

Commissioner Johnson: Stated that they are buildings.

Applicant: Responded that he was unsure if it was a building. He believes it to be about 2 stories high.

Commissioner Johnson: Agreed with applicant. Whether they are buildings or storage, it looks like they are being used. Interested in knowing what is back there, if the material is combustible, time to take a look at it.

Applicant: Questioned commissioner if she was speaking of the neighbors or the applicant.

Commissioner Johnson: Clarified directly behind the property and also the property to the south, there is an identical building side by side.

Applicant: Will check with owner.

Planning Manager Akin: Mentioned that there was no fence in the rear property and could be viewing the auto body shop in back. Because there is no fence dividing the property it's hard to determine the property line. It's probably the buildings in back, which are on the 800 block of San Mateo Avenue. This could be part of the confusion- it is a mixed zone but is all commercial on that side of the lots. Most of the uses on that side are auto body.

Chair Mishra: Regarding comment from a neighbor, asked staff to address.

Associate Planner Yu: Addressed that neighbor to the rear of the property, since there is no fence, there was question as to where the rear property line was, so staff addressed the Planning Commission to condition that a survey be done in order to make sure that the building that is being constructed meets the 10' setback.

Applicant: Agreed.

Chair Mishra: To applicant, how did you determine where the property line was?

Applicant: Responded that the property line was measured based on the assessor's map and length from back of sidewalk.

Commissioner Petersen: Comments that the floor plan shows the stairs in back but is not shown on the elevations. Questions the reason for that. Sheet 2, floor plan, shows the steps. Sheet 3, which is the elevation, the left side and the right side elevation do not show any stairs in back. Are they going to put stairs there or not?

Applicant: Apologized for the mistake. They are going to put it there.

Commissioner Petersen: Explained that measuring the lot dimensions from the rear of the sidewalk is usually inaccurate. Advocates for a survey requirement.

Applicant: Question to the commission, with the correct property line and the 10-foot setback, *can* a storage shed be set within the setback requirements.

Planning Manager Akin: Explained that there are 2 different setback requirements. Assuming that you have a non-combustible shed, you cannot have that one, without knowing what your lot coverage is to see if it is close to the lot coverage and how much square footage you can have there. A 10x12 shed can be there without pulling a permit but it has to be set back 1 foot from the rear property line, side property line and 6 feet away from the house.

Commissioner Biasotti: Question to staff, what if they don't meet setback after survey

Planning Manager Akin: Responded that they would have to revise the plans to meet the setback requirement.

Commissioner Biasotti: Questioned if it would have to come back to Architectural review.

Planning Manager Akin: Responded, not unless Planning Commission wanted it to. If it's not going to effect overall arch and it is actually less square footage than what they proposed before, it can be done at the staff level.

Commissioner Petersen: Questioned if the stairs qualified as a structure for the 10-foot setback.

Planning Manager Akin: Responded that open staircases can encroach up to 6 feet into a required rear setback.

Public Comment opened.

Wayne Parker, 840 San Mateo Avenue: wanted to support the need for a surveyor. He is the property owner immediately behind and it is an auto repair facility

Public Comment closed.

Chair Mishra asked Commission if there was any discussion.

Motion to approve Use Permit 05-68 and Parking Exception 05-11, based on Findings of Fact (1-8) and Conditions of Approval (1-15) to include the request for a surveyor.

Commissioner Johnson/Chase

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS FOR APPROVAL

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design, scale and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
3. Because the proposed addition meets all minimum setback requirements per the San Bruno Zoning Ordinance, and the second story will not extend the entire length of the residence, the proposal will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the

appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.

4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
5. The off-street parking is adequate for the proposed residence.
6. The strict application of the provisions of this chapter (San Bruno Municipal Code, Article III, Chapter 12.100) would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property since the lot is too narrow to accommodate two side-by-side parking spaces and the two car tandem is consistent with the other two garage spaces found in the immediate neighborhood.
7. The establishment, maintenance and/or conducting of the off street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter (San Bruno Municipal Code, Article III, Chapter 12.100) as are reasonably possible with tandem parking.
8. Property is in the San Bruno Redevelopment Area and the proposed improvements are consistent with the San Bruno Redevelopment Plan.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-68 and Parking Exception 05-11 shall not be valid for any purpose. Use Permit 05-68 and Parking Exception 05-11 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Parking Exception for a new residence shall be built according to plans approved by the Planning Commission on March 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100

feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. The entire residence shall be finished with stucco.

Department of Public Works – (650) 616-7065

9. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
10. No fence, retaining wall, or other permanent structure to be placed within 2' from back of sidewalk. S.B.M.C. 8.08.010.
11. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
12. Paint address number on face of curb near driveway approach. Black lettering on white background.
13. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Planting of one (1) 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Planning Commission – (650) 616-7074

15. A land survey of record must be attained prior to Building Division submittal. Property lines shall be verified and proposed plans revised if necessary. Planning Division staff shall have the right to approve or request Architectural Review if necessary.

Chair Mishra advised of a 10-day appeal period.

6. **483 Walnut Avenue**

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50%, exceeds the .55 floor area ratio guideline, and exceeds the 44% lot coverage guideline per Sections 12.200.030.B.1, 12.200.030.B.2, and 12.200.030.B.3 of the San Bruno Zoning Ordinance. Jose Casco (Applicant); Viliami and Mele Finau (Owners). **UP-05-72**

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Use Permit 05-72 based on Findings of Fact (1-6) and Conditions of Approval (1-17).

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Johnson: Asked for clarification on the windows needing to be rectangular?

Associate Planner Yu: Responded that it is on right side elevation, sheet A1 and front elevation, sheet A3, 2 windows on the second story that are proposed arch tops. Staff is requesting they are rectangular to match the rest of the home's windows.

Commissioner Johnson: Commented that even though the applicant felt that it was a design for them, staff doesn't feel it is within the integrity of the building. This is the first time this type of recommendation has been made.

Planning Manager Akin: Explained that this was in response to some of the Architect Review committee comments and some of the comments that have come about in past Planning Commission meetings regarding window consistencies. Ultimately it is up to the Planning Commission on what to do and this is just a staff recommendation.

Commissioner Chase: Was on ARC for this. Wasn't concerned with the arch window so much as it was the grid/non grid treatment. In this case, he doesn't think staff's recommendation is valid; it wouldn't do justice to the project.

Chair Mishra: Requested that this discussion be moved to the discussion section.

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant, Jose Casco, designer. Comments that they are going to keep to the existing colors of the home - presented to the PC. Regarding the window design, didn't remember the arch design as being thoroughly discussed. Interior is a cathedral design and the windows should complement it. On the right side elevation, part of the ceiling in that room is cathedral ceiling and the window compliments that design.

Commissioner Chase: Regarding the color palette: unclear as to which one is being proposed. Situation clarified- he had the wrong one in his hand.

Commissioner Johnson: In the report it was answered that they were going to tear down the accessory structure. Is it currently being used as habitable space?

Applicant Explained that it is being used for storage and will be returned to original garage. The carport will be removed as part of staff recommendations even though they do not want to do it.

Commissioner Johnson: Commented that the property is very tidy and neat. On her visit there, she learned that the parents live in the garage and it is not being used for storage. For the record it is habitable space and it is critically important that that it is going to be a garage.

Planning Manager Akin: We searched the records and there was no permit for the carport. 25 years ago, it would not have been allowed in that location. Needs to be removed.

Commissioner Petersen: Question to Applicant. Would they like to keep a carport of some size in the area if possible? You may have to tear it down and rebuild it. If it doesn't meet code it may be very hard to make it meet code without rebuilding it.

Applicant: If its possible to place the garage door back on it and clean up the area, yes they would want it kept, but not tear it down.

Commissioner Petersen. To Staff, is it the case that there has to be a 10 foot setback in order to have that carport without a variance?

Planning Manager Akin: Explained that it needs to be a 20' driveway leading up to the garage and not exceed lot coverage.

Public Comment opened.

Public Comment closed.

Chair Mishra asked Commission if there was any discussion.

Commissioner Petersen: Admired the Commission's discussion regarding windows and window treatments. Believes the current design complements the project. Also, does the garage require a man door as well as a garage door?

Planning Manager Akin: Unsure. There is no zoning regulation that requires the man door but would check with the Building Division.

Commissioner Biasotti: To the applicant. Thanks for agreeing to convert the garage back into a garage

Motion to approve Use Permit 05-72 based on Findings of Fact (1-6) and Conditions of Approval (1-17).

Commissioner Petersen/Biasotti

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS FOR APPROVAL

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.

2. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design, scale and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
3. Because the proposed addition meets all minimum setback requirements per the San Bruno Zoning Ordinance, the proposal will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
5. Reinstatement of the off-street parking complies with the City's zoning requirements.
6. Property is in the San Bruno Redevelopment Area and the proposed improvements are consistent with the San Bruno Redevelopment Plan.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-72 shall not be valid for any purpose. Use Permit 05-72 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on March 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. All windows on the proposed structure shall contain the same style and window treatment.

Department of Public Works – (650) 616-7065

9. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010. There will be no fee, if the sidewalk around the premises is fixed.
10. No fence, retaining wall, or other permanent structure to be placed within 2' from back of sidewalk. S.B.M.C. 8.08.010.
11. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
12. Paint address number on face of curb near driveway approach. Black lettering on white background.
13. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Planting of one (1) 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department – (650) 616-7096

15. Provide spark arrestors for chimney.
16. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
17. Provide hardwired smoke detector to all bedrooms and hallways.

Chair Mishra advised of a 10-day appeal period.

7. 316 Elm Avenue

Request for a Use Permit to allow the construction of an addition to an existing residence which exceeds the .55 floor area ratio and the 44% lot coverage guidelines per Section 12.200.030.B.2 and 12.200.030.B.3 of the San Bruno Zoning Ordinance. Gabriel F. Canaya (Applicant / Owner). UP-05-77

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Use Permit 05-77 based on Findings of Fact (1-5) and Conditions of Approval (1-17).

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Johnson: Commented that the addition was right on the property line and done without permits. What is the approach on this project?

Associate Planner Yu: Applicant is going to reduce the size of the addition to meet the required 5-foot setback. It is not going to remain as is.

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Giyould Canaya, owner. Thanked committee for the work so far. Has agreed to bring the addition back to meet the 5-foot side setbacks.

Chair Mishra asked Commission if there were any questions for applicant.

Commissioner Johnson: Regarding the downspouts, how will they be done for project?

Applicant: Answered that they will run through a ditch to the curb cut for drainage.

Public Comment opened.

Public Comment closed.

Chair Mishra asked Commission if there was any discussion.

Chair Mishra: To ARC; explain massiveness of the walls- were any bellybands suggested? What about the stairs and the awning? Did you discuss the windows and sliding doors?

Commissioner Biasotti: Responded that he recalled that all they were looking at was the reduction in size of the utility room and the rest of it is all existing structure.

Commissioner Johnson: Clarified as well. Also added that a neighbor was in support of the project.

Motion to approve Use Permit 05-77 based on Findings of Fact (1-5) and Conditions of Approval (1-17).

Biasotti/Johnson

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

FINDINGS FOR APPROVAL

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design, scale and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
3. Because the proposed addition meets all minimum setback requirements per the San Bruno Zoning Ordinance, the proposal will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
5. The off-street parking complies with the City zoning requirements.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-77 shall not be valid for any purpose. Use Permit 05-77 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on March 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100

feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
9. No fence, retaining wall, or other permanent structure to be placed within 2' from back of sidewalk. S.B.M.C. 8.08.010.
10. Paint address number on face of curb near driveway approach. Black lettering on white background.
11. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
12. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1. Drain to landscape allowed.
13. Removal of un-permitted undersidewalk curb drain, bubble-up or other over sidewalk drainage required. Replace with City standards undersidewalk curb drain, detail SI-03
14. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.

Fire Department – (650) 616-7096

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestors for chimney.
17. Roofing material shall be non-combustible.

Chair Mishra advised of a 10-day appeal period.

8. 461 El Camino Real

Request for a Parking Exception to allow a covered patio to the rear of an existing restaurant per Section 12.100.010.A of the San Bruno Zoning Ordinance. Isaac Mejia (Applicant), Anstell Ricossa (Owner) PE-06-02

Staff recommends that the Planning Commission continue Parking Exception 06-02 to April 18, 2006 meeting.

Motion to continue Parking Exception 06-002

Petersen/Chase

VOTE: 5-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

Chair Mishra advised that the item is continued

9.City Staff Discussion

Planning Manager Akin:

April 13, 2006 ARC Meeting volunteers. Volunteers: Commissioner Biasotti, Chair Mishra and staff will follow up with Commissioners Marshall and Sammut to see if they can attend.

Conflict of Interest Discussion- Will go to the next agenda; City Attorney not at tonight's meeting

Distribution of Zoning Code – Everyone has copy, first redone since 1999. Asked everyone to look at when ordinances were adopted.

Commissioner Petersen: Does this mean that the General Plan will be updated soon?

Planning Manager Akin: Last General Plan was adopted in 1984. Gave due time as July for updated General Plan.

10.Planning Commission Discussion

Commissioner Johnson: Out of country for 4/18/06 meeting

Commissioner Biasotti: Made annual report to City Council. Council Member Ibarra requested the Planning Commission come up with ideas to improve the City of San Bruno. Staff has suggested that we conduct a workshop, looking for ideas from the Planning Commission.

Planning Manager Akin: Comments that staff was interested in having some type of workshop to see what could improve the process for citizens and can we work on residential design guidelines? Any ideas to help the citizens through this process.

Commissioner Johnson: Questioned if there was a timeline.

Planning Manager Akin: Responded No.

Chair Mishra: Is this a yearly report that is done.

Planning Manager Akin: Responded it is similar to the Bike Pedestrian Committee yearly report. Summarizes the amount of use permits done, how many ARC did, what is the projection for 2006.

Chair Mishra: Can we add to next discussion for the agenda: take a month to come up with some ideas. Understands the recommendation for Study circles to discuss ideas in the presence of City Staff as well.

Commissioner Biasotti: Issues of code enforcement would be a useful topic. How can we make this process a little more user friendly? How about televising the ARC meetings.

Commissioner Petersen: was there some instruction planned for the PC in the future?

Planning Manager Akin: Not for improvement, directed to pc but to see what pc would like to do differently.

13.Adjournment

Meeting was adjourned at 7:53 pm

Tambri Heyden

Secretary to the Planning Commission
City of San Bruno

Sujendra Mishra, Chair

Planning Commission
City of San Bruno

NEXT MEETING: April 18, 2006

TH/ch



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Aaron Aknin, AICP, *Planning Manager*
Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E1
April 18, 2006**

PROJECT LOCATION

1. Address: 2550 Catalpa Way
2. Assessor's Parcel No: 017-224-330
3. Zoning District: R-1 (Single Family Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans and Elevations
C: Minutes from July 19, 2005 Planning Commission meeting

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence that increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. A. Gordon Atkinson (Applicant) / Ruby O'Brien(Owner). **UP-05-24**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 05-24 based on Findings of Fact (1-7) and Conditions of Approval (1-24).

REVIEWING AGENCIES

Community Development Department
Public Works Department

LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on April 7, 2006
2. Advertisement published in the *San Mateo Times*, Saturday, April 8, 2006

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on Catalpa Way in the Rollingwood Subdivision. The parcel is located on

the north side of Catalpa Way, in the middle of the block (please refer to Exhibit A, Site Location). This is an irregular-shaped parcel, with a total lot area of 7,942 square feet. Currently the parcel is developed with a 1,563 square foot one-story single-family residence, including an attached two-car garage.

This home was built in 1954. The neighborhood that surrounds the subject property contains a consistent type of residential architecture given that the area was developed at roughly the same time. The subject residence and the surrounding neighborhood contains a California Ranch style since that was the typical architectural style of the home built in the 1950's.

SURROUNDING LAND USES

North: Fleetwood Drive - R-1 Zone, single-family residences

South: Sneath Lane - R-1 Zone, single-family residences and Catalpa tot-lot

East: Toyon Way - R-1 Zone, single-family residences

West: Fleetwood Drive - R-1 Zone, single-family residences

BACKGROUND

This application was originally submitted to the Planning Division on April 21, 2005. The original proposal included the construction of a new 4,199 square foot two-story structure for a senior care facility for up to 12 residents. The original proposal required approval of a Use Permit to allow a structure to exceed the .55 floor area ratio guideline, the .44 lot coverage guideline, to exceed 2,800 square feet of floor area while only providing a two-car carport, and to allow a large senior care facility. The original proposal was reviewed by the Architectural Review Committee on June 16, 2005 and by the Planning Commission on July 19, 2005.

Staff had concerns in regards to the scale and design of the original proposal. The Planning Commission had similar concerns in regards to the compatibility of a large structure with the immediate neighborhood. A number of neighbors also expressed concerns in regards to the scale of the proposed structure and the impact of a large senior care facility to the immediate neighborhood. Attached as Exhibit C are the minutes from the July 19, 2005 Planning Commission meeting.

The Planning Commission continued the application to a future meeting to allow the applicant time to revise the application to address staff, Planning Commission, as well as neighbors' concerns. On February 21, 2006, the applicant submitted a revised application to the Planning Division.

PROJECT DESCRIPTION

The current project consists of the construction of a 1,407 square foot first story addition to an existing 1,563 square foot structure. The resulting structure will total 2,970 square feet including an attached two-car garage. The revision also includes reducing the number of residents from 12 to 6. Therefore, the use of the structure as a senior care facility no longer requires the approval of a Use Permit application since care facilities up to 6 residents are permitted uses in the R-1 zoning district.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Residential	R-1, Single Family Residential	R-1, Single Family Residential
Lot Area Min.		5,000 sq. ft.	7,942 sq. ft.	7,942 sq. ft.
Adjustment Factor		--	.85	.85
Adjusted Lot Area		--	6,750 sq. ft.	6,750 sq. ft.
Lot Coverage*		2,970 (Max)	1,563 sq. ft.	2,970 sq. ft.
Lot Coverage %		44%	23%	44%
Gross Floor Area*		3,712 (Max)	1,563 sq. ft.	2,970 sq. ft.
Floor Area Ratio		.55	.23	.44
Building Setbacks	Front	15' (Min)	15'	15'
	Rear	10' (Min)	73'	11'
	Right Side	5' (Min)	5'	5'
	Left Side	5' (Min)	5'	5'
Building Height		28'	14'	14'
Covered Parking		2 Covered Spaces	2 Covered Spaces	2 Covered Spaces

*Note: Lot coverage and floor area ratio calculations are based on the adjusted lot area (6,750 square feet)

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) reviewed the revised project at its March 16, 2006 meeting, and forwarded the project to the Planning Commission with a favorable recommendation and the following comment:

- ❑ Bring color and material samples to Planning Division prior to PC meeting.

Commissioners Biasotti, Chase and Mishra were present for this item.

At the Architectural Review Committee meeting there was discussion in regards to the design of the roof. The applicant is proposing a gable roof and the Architectural Review Committee discussed if a hip roof would be more compatible with the design of the addition.

ADDITIONAL INFORMATION

- **Accessory Structures:** This property does not contain any detached structures.
- **Code Enforcement:** This property has no pending code enforcement cases on file.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there are no easements on this site.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

This proposal is before the Planning Commission to obtain approval for a Use Permit to allow the construction of an addition which proposes to increase the existing floor area by more than 50%. The applicant is requesting the construction of a 1,407 square foot addition to the existing 1,563 square foot structure, a 90% increase. As indicated on the table on page 3, the revised proposal complies with the maximum lot coverage as well as the floor area ratio guideline, and the minimum setbacks and parking requirements.

Pursuant to the City's Municipal Code, the Planning Commission shall grant a use permit only if it makes a finding that the establishment, maintenance or operation of the use applied meets the following criteria: (required finding in **bold** followed by staff's analysis)

1. Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.

The addition is proposed with the conditions that the applicant obtain a building permit prior to construction and the addition will be constructed according to the Uniform Building Code. Therefore the addition will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.

The addition to the structure will not be detrimental to property and improvement in the neighborhood, since the proposed structure will be similar in scale and design as the other homes in the immediate neighborhood. The structure will remain a single story and will utilize similar material as the other homes found in the neighborhood and therefore blend in well and maintain the established character.

3. Will not be inconsistent with the general plan.

The general plan designates the property as single family residential, and an addition to the residential structure is consistent with the residential general plan designation.

4. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The proposed structure will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood since the structure will comply with the minimum setback requirements, thereby maintaining sufficient distance between structures. Additionally, the structure will remain as a single story, thereby not creating significant shadow on the adjacent property.

5. That the general appearance of the proposed building, structure or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly or harmonious development of the City, and will not impair the desirability of investment or occupation in the neighborhood.

Staff finds that the character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood. The structure is proposed to remain as single story and the applicant is proposing to utilize finished materials that are consistent with the finished materials found in the immediate neighborhood, such as stucco and composition shingle. This will blend the addition with the existing residence and integrate the proposed structure with the other homes in the immediate neighborhood.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement to the subject property and the upgrades to the property should have a beneficial impact on surrounding property values. Based on the above stated reasons, and the findings listed in the staff report, staff supports this request.

FINDINGS FOR APPROVAL

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The addition will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use given proposed conditions.
3. The addition will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city since the proposed structure will blend in well with the existing character of the neighborhood.
4. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design, scale and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
5. Because the proposed addition meets all minimum setback requirements per the San Bruno Zoning Ordinance and remain a single story, the proposal will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
6. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
7. The off-street parking complies with the City zoning requirements.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-24 shall not be valid for any purpose. Use Permit 05-24 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on April 18, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to the submittal of the plans for plan check, the applicant shall redesign the interior of the garage so the garage will maintain an unobstructed area of 20' by 20', in order to comply with the minimum garage dimension per the city's zoning code.
9. Each sleeping room shall have one egress window (5.7 square feet, 24" clear height, 20" clear width).
10. Eaves may not be closer than 3'-0" to property lines.

Department of Public Works – (650) 616-7065

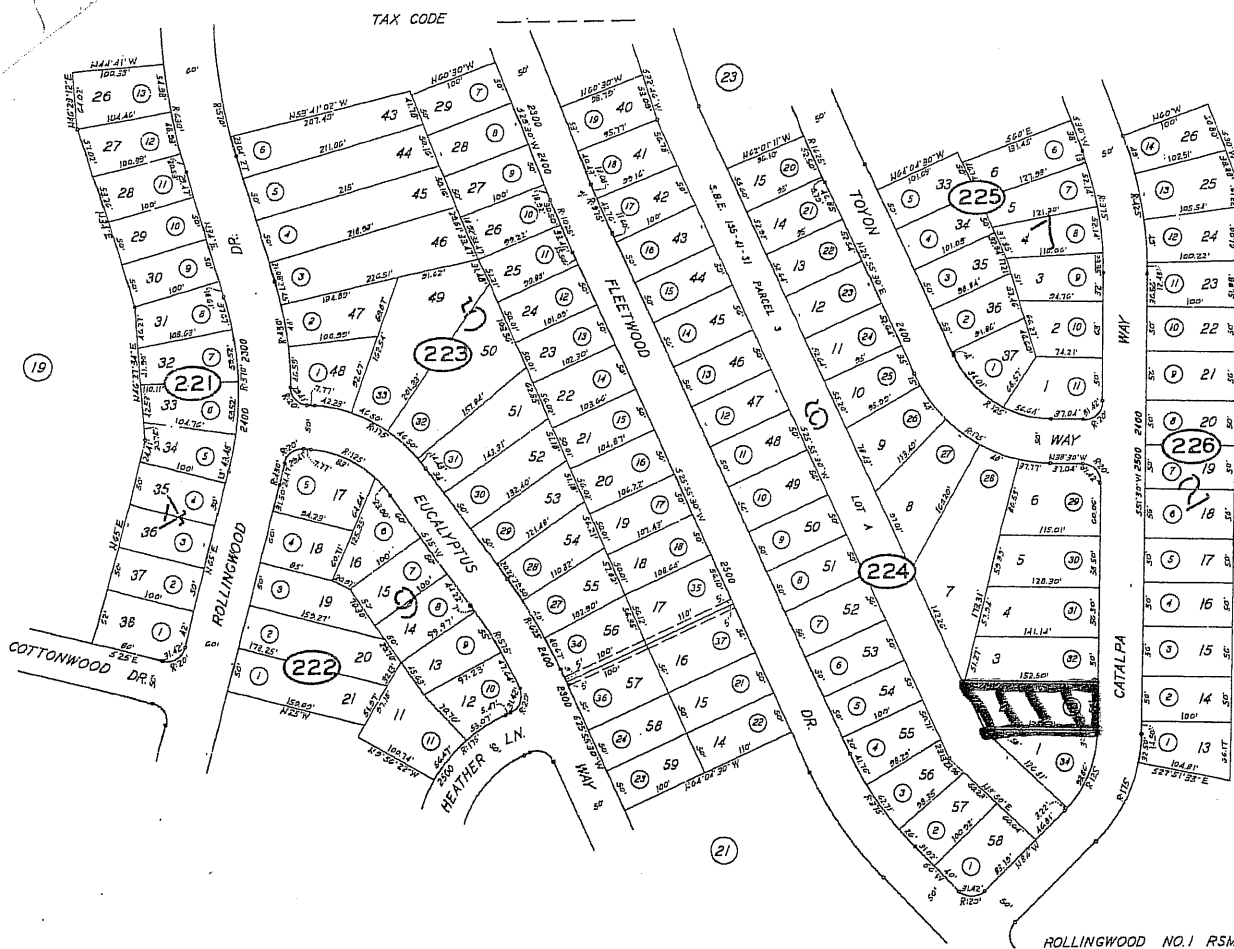
11. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.

12. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010.
13. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
14. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020.
15. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
16. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/080/110
17. City approved backflow required for domestic and irrigation. Include calculations showing existing or new meter size will be sufficient for required flow. Show location of backflow unit(s) on plans. California Code of Regulations Title 17, U.P.C. 603, S.B.M.C. 10.14.110.

Fire Department – (650) 616-7096

18. Provide minimum 4" illuminated address numbers.
19. Provide manual pull station with a horn and strobe. Obtain fire alarm permit.
20. Provide minimum 2A 10BC fire extinguisher.
21. Rear exit requires minimum 36" wide pathway (ramp) with less than 1/2" change in grade and exit to the public way.
22. Provide hardwire smoke detectors with battery backup to all bedrooms and corridors/hallways.
23. Provide NFPA 13D Fire Sprinkler System. Obtain fire sprinkler permit.
24. Provide a horn and strobe water flow alarm to be rated for exterior use and have a time delay of 45 to 60 seconds. To be visible from the street.

Date of Preparation: March 8, 2006
Prepared by: Beilin Yu, Associate Planner



2550 Catalpa Way
017-224-330
UP-05-24

Exhibit B: Site Plan, Floor Plans and Elevations

PROPOSED RESIDENTIAL CARE FACILITY
FOR THE ELDERLY (NON-AMBULATORY)
2550 CATALPA WAY
SAN BRUNO ~ CALIFORNIA
EXISTING SITE PLAN

[illegible]

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scale

9-15-6

revised

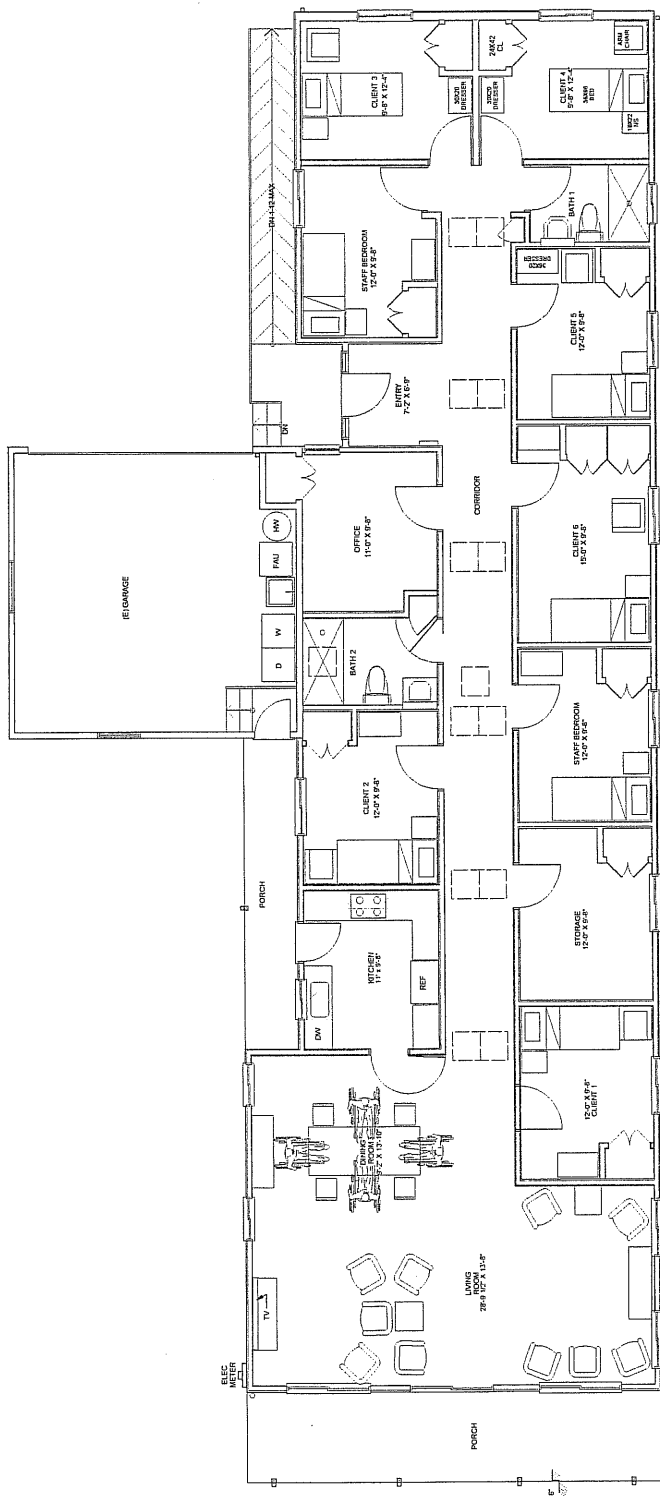
drawn by
AGA

A2

99/12/20

PROPOSED RESIDENTIAL CARE FACILITY
FOR THE ELDERLY (NON-AMBULATORY)
SAN BRUNO ~ CALIFORNIA
FIRST FLOOR PLAN

a. gordon atkinson, ala
735a taraval st, san francisco, ca 94116
tel 415-731-8927 fax 415-731-9942 e-mail AGAAMA@aol.com
scale 1/4" = 1'-0"
date 2-15-8
revised
drawn by AGA
sheet A3



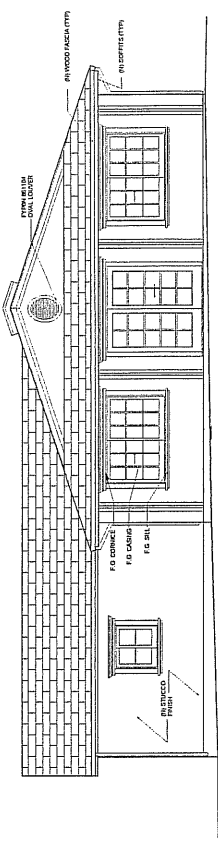
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

HABITABLE SPACE 2876 SQUARE FEET
GARAGE 374 SQUARE FEET

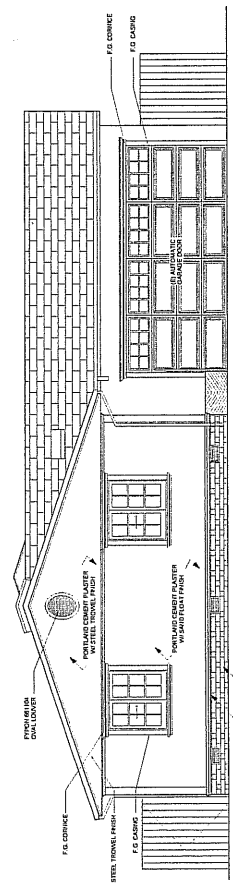
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PROPOSED RESIDENTIAL CARE FACILITY
FOR THE ELDERLY (NON-AMBULATORY)
2550 CATALPA WAY
SAN BRUNO - CALIFORNIA
ELEVATIONS

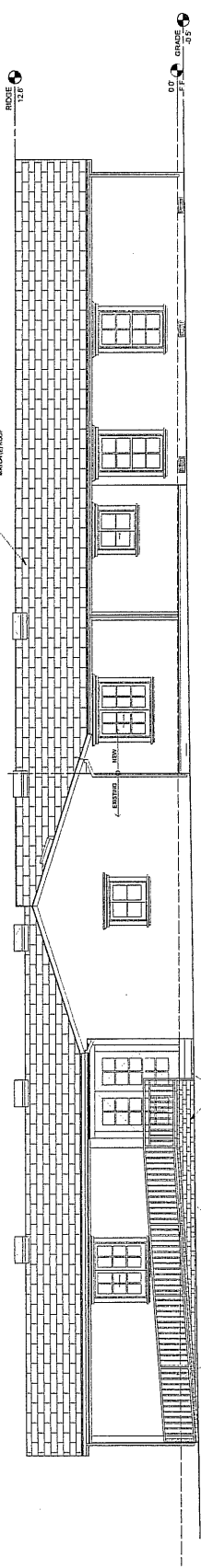
a. gordon atkinson, aia
735a taraval st, san francisco, ca 94116
tel 415-731-9927 fax 415-731-9942 e-mail AGA@atol.com
drawn by AGA
2-15-0
scale 1/4" = 1'-0"
sheet A4



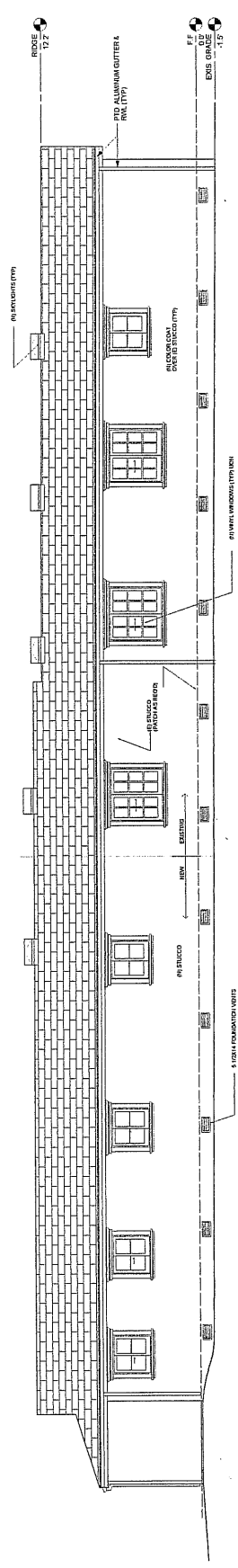
REAR ELEVATION
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"



NORTH ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"

5. All graffiti shall be removed within 24 hours of reporting.
6. Rental car shall take up no more than 10 parking spaces. Any modifications to this use permit will require Planning Commission review.
7. Provide architect or engineer wet-signed/stamped drawings for Building Department review.

Fire Department

8. The applicant shall obtain a separate address designation for this tenant space.
9. Visible address numbers shall be installed on the building so as to be legible from the street.

Police Department

10. Adequate lighting shall be installed in the parking lot to protect customers and vehicles.

Chair Sammut advised of 10-day appeal period.

5. 2550 Catalpa Way

Request for a Conditional Use Permit to allow construction of a new home, which proposes to exceed the .55 Floor Area Ratio Guideline, the .44 lot coverage guideline, and proposes more than 2,800 square feet of floor area while only a two car carport per Section 12.200.030.B.2, 12.200.030.B.3, & 12.200.080.A3 San Bruno Zoning Ordinance. The applicant is also requesting the Use Permit to allow a large senior care facility (up to twelve beds) in a residential zone per Chapter 12.96 of the San Bruno Zoning Ordinance. – A. Gordon Atkinson (Applicant/Architect); Ruby O'Brien (Owner)
UP-05-24

Planning Manager Aknin entered staff report.

Staff recommends continuation of UP 05-24 to a future Planning Commission meeting.

Leo Moore, the project architect, discussed the timing with which his request for continuation came about. He wishes to address the neighborhood concerns and work with staff to resubmit a project that staff could support.

Commissioner Johnson stated her understanding that the applicant had held a previous meeting with the neighborhood, and asked why he believed a second meeting would be necessary. The applicant asked stated that at the previous meeting, only two neighbors showed up, and thus, he was not aware of the opposition to his project. He believes an additional neighborhood meeting would provide a good basis for addressing neighborhood concerns.

Public comment opened.

Alan Lubke stated that he sometimes has a spotlight shining into his backyard from another one of the applicant's project. He also stated that he uses his garage for storage rather than parking. However, he was not conditioned to use his garage for parking as the applicant was on another one of her projects at 2581 Eucalyptus. He stated that the important aspect of this was the noncompliance of the applicant with conditions placed upon her by this commission. He believed that the commission's directives would be violated again if this application was approved, and stated that the applicant should not be allowed a second chance. He asked that a finding for denial be added to the application regarding the continued non-compliance with conditions of approval of the project at 2581 Eucalyptus.

Susan Santiago, 2551 Catalpa Way, stated that she has been in the neighborhood for about 5 years, and wishes to raise her family in a single family neighborhood. She believes that this project will not fit in with the character of the neighborhood. She supports the right to have senior care facilities, but feels that one of this size is not right for her neighborhood.

Jerrett Laws, 2520 Catalpa Way, just moved into the neighborhood about a year ago. He stated that a house of this size will never be replaced by a single-family use once constructed, and gave examples of other uses that could fill this property if the senior care facility ceased to operate. He also mentioned the potential traffic and parking impacts. He also referred to the potential negative impacts on property values if this project was constructed. Commissioner Petersen asked Mr. Laws if he was objecting to the size of the facility. Mr. Laws answered in the affirmative. Commissioner Petersen asked if the project were smaller, how would he feel about it. Mr. Laws stated that he would not be opposed to something smaller, as the elderly do need a place to be.

Chair Sammut asked the audience to refrain from applauding or otherwise when a speaker finishes.

Stone Lance, 2500 block of Catalpa Way, stated that the applicant is not proposing a new home, but instead a commercial structure. He stated that the proposed use would be a commercial venture in a residential zone. He also stated his belief that the proposed parking would be inadequate. He stated that a business like this should be in a commercial area. He also referred to the use of resources by this project. He stated that the potential for projects of this sort do away with the family environment. He urged denial at all costs.

Gary Hinoki, 2560 Fleetwood, referenced the applicant's property at 2581 Eucalyptus, stating that it was initially used as a 6-bed facility, and was later changed to an 8-bed facility with the approval of the City Council. He also stated that the project at 2581 Eucalyptus never passed final inspection of it's building permit. He also expressed his concern that the handicap ramps provide views into neighboring windows.

Pat Rudy, 120 Elm Ct., has lived in this location for 40 years. She stated that the her street is now used as a turning bay for the project the applicant has at 2581 Eucalyptus, and that her daughter's car was hit in the time since that project became operational. She questioned the need for additional residential care facilities. She feels that there should be a limit.

Mike Amato, 2600 Fleetwood Drive, has lived in San Bruno for over 20 years. He feels that opening a large business such as this, in a residential area is unjust. He agrees with the Staff Report's finding that parking is inadequate. He is also concerned about the increased traffic in this area, the proximity to a playground, and the higher incidences of emergency vehicles.

Mar Amato, 2600 Fleetwood Drive, stated that the invitation for the previous neighborhood meeting made no mention of the number of residents that are intended for this facility, and feels that more of the neighborhood would have shown up if it had been disclosed that 10 or 12 residents might be housed at this facility. She also wondered how many staff members would be working there. She feels that even renters would take better care of the neighborhood than these staff members would. She mentioned the potential increased frequency of emergency vehicles, and the potential for safety concerns of children with more cars in the area. She recommends denial.

Lloyd Chaney, 2610 Fleetwood Drive, is opposed to this project. He referenced the invitation from the applicant which states that this would be the last of 6 units in the neighborhood run by this applicant. He is opposed to any commercialization of the neighborhood. He wonders if Westborough Manor has facilities in the surrounding cities as well. He is opposed to this money-making venture in a residential area.

Greg Montes, 2491 Fleetwood Drive, posed a few questions. He asked what the acuity of these residents is, because that will dictate the frequency of emergency vehicles. He also asked what the staff-to-patient ratio would be, as that will dictate the number of cars parked on site. He is also concerned about storage of hazardous materials such as oxygen, and how the biohazard waste will be removed. He believes the biggest impacts will be parking and increased traffic.

Public Comment closed, it will be reopened when this project is heard again in the future.

Commissioner Biasotti asked staff to have the Code Enforcement Department follow up on the concerns at 2581 Eucalyptus raised by the first speaker. Planning Manager stated that staff would be so instructed.

Commissioner Marshall asked Planning Manager Akin to describe the difference between staff denying the application versus continuing it. Planning Manager Akin stated that continuing the project would allow the applicant to work with staff to redesign it, and it could come back to the Commission without findings for denial having been placed on it. If it were denied, it would have to go back to the drawing board and be reheard by the Architectural Review Committee, though it would still remain under the

same application number. Denial starts the process over rather than working with the current application.

Commissioner Johnson asked for clarification on the light shining in the neighbor's yard, as stated during public comment. Commissioner Johnson stated that the house is currently occupied by renters, not a care facility. Planning Manager Akinin stated that the member of the public was referring to the applicant's other project at 2581 Eucalyptus, where a motion-sensor light is the issue.

Commissioner Petersen stated that the neighborhood concern validates the findings for denial, essentially that the new structure is not in keeping with the character of the neighborhood, that it will be detrimental to adjacent real property, that it will unreasonably restrict and interfere with light and air of neighboring properties due to size, and that the floor plan is not consistent with scale and floor plans found in the neighborhood. He feels the underlying problem is that this house is on a lot significantly larger than standard lots in San Bruno. Even if it met all zoning requirements, it would be huge compared to the rest of the houses in the neighborhood due to the size of its lot. He feels that the hearing tonight and the facts support denial.

Commissioner Chase stated he is in agreement with Commissioner Petersen.

Commissioner Johnson stated that she understands the concerns of the neighbors, and that their voices need to be heard. However, she does not feel that she could vote for denial without having heard the applicant's presentation. She feels that she has only heard one side of the application, and thus would support the continuation.

Commissioner Marshall asked staff for clarification on whether this application can be considered as a care home because in the past, the Commission has been told to consider additions only on the basis of the structure itself. He stated that he does not feel it matters that this is a care home, and that if a family came with a proposal of this size and with the amount of proposed parking, there would be no question in his mind that it would be denied. He stated that he cannot support a continuation.

Chair Sammut stated his agreement with both Commissioner Petersen and Commissioner Marshall that the structure is too large. He stated that the Commission would likely not approve a house of this size due to both lot coverage figures and inadequate parking. He informed the public that state law allows care facilities of up to 6 patients to go into a residential neighborhood without a Use Permit. He stated that the reason the project is here is two-fold: first, it is too large; and second, it is proposing 12 patients where the maximum allowed without a Use Permit is 6. He stated that the Commission has not yet addressed the use of the facility as it will likely be denied based on size already. He stated that he would vote for denial because it will have to go back to the Architectural Review Committee to get down to a legitimate size for the lot. He informed the architect that he would not vote for any new structure that exceeds the allowable guidelines set forth in the zoning code.

Commissioner Johnson asked staff to address the reality that the structure is not a home. She would vote to deny any home of this size, however she cannot ignore the

fact that this is a board and care facility. City Attorney Thompson stated that the confusion may come with the fact that the term "Use Permit" has two meanings in this case. The portion of the Use Permit that Staff focused on in its report relates to the size of the structure. The second portion of the Use Permit application refers to the use of the facility as a residential care facility. Since this facility has more than 6 beds, it would require the approval of a Use Permit for the use of the facility. Staff has not analyzed the application based on the use of the facility because they could not move past the size of the structure itself. Commissioner Johnson asked if it would be prudent, then, to hear the applicant's presentation. City Attorney Thompson stated that it would first be required that the Commission vote on the applicant's request for continuance. If continuance was denied, then it would be applicable to hear the applicant's presentation.

Commissioner Chase asked City Attorney Thompson if there was a limit to how many facilities can be within an area. City Attorney Thompson stated that there is a state law regarding proximity of certain facilities, but not in the case of residential care facilities for the elderly. Commissioner Chase asked then, if an applicant could operate numerous residential care facilities next door to each other. City Attorney Thompson answered in the affirmative.

Commissioner Marshall asked if the commission would be required to vote to deny the continuance, to which City Attorney Thompson answered in the affirmative.

Motion to deny the continuance of UP 05-24

Marshall/Biasotti

VOTE: 6-1
AYES: Sammut, Mishra, Chase, Biasotti, Marshall, Petersen
NOES: Johnson
ABSTAIN:

The request for a continuance was denied by the Commission on a 6-1 vote.

Chair Sammut asked if it would be applicable to hear from the applicant at this point. City Attorney Thompson stated that she had made a mistake previously, and that the applicant should have been granted the right to speak prior to voting to deny the continuance. She stated that the Commission should set aside the vote to deny continuance and hear from the applicant. If they still deny continuance, then they should afford the applicant another chance to speak on behalf of their project.

Commissioner Petersen stated that the continuance of this motion has not been agendaized. He asked if it was allowable to consider items that had not been agendaized. City Attorney Thompson answered in the affirmative. She stated that a number of actions can be considered in the context of this agenda item, and that one of them is to accept the request of the applicant and continue this item. Commissioner Petersen asked if the applicant's request for continuation would require a vote. City Attorney

Thompson answered in the affirmative, stating that the Commission does need to consider the applicant's request and hear from the applicant prior to voting on it.

Chair Sammut asked the applicant to come to the podium to speak on their request to continue the application.

Leo Moore, the project architect, stated that he will accept the Commission's denial and will redesign the project and resubmit it.

Commissioner Mishra asked the applicant if he wished to remove his request for continuation. City Attorney Thompson informed the applicant that if he had anything to say to the Commission with regard to the request for continuation, this would be the time. The applicant pleaded with the Commission to consider the fact that the Staff Report recommending denial and the petition against the project were provided to them only shortly before the meeting, and that he did not have time to address the concerns in the staff report. He understands that staff is very busy, but he feels that he would still be entitled to a continuance due to the late hour of receipt of the materials under question. Until the receipt of the staff report and petition, he had no idea of the opposition to this project.

Commissioner Marshall stated that last week, he had discussed with the applicant concerns over the size and bulk of the project, and that the applicant did have time to address those concerns. The applicant stated that he had submitted revised drawings to staff last Friday, and that the Planning Manager was not present to review them at the time of submittal. He feels this is another reason for continuation. He stated that his offer to increase the parking was not met with much enthusiasm on behalf of staff. He is willing to increase the parking on site. Commissioner Marshall restated to the applicant Planning Manager Akin's statement of the difference between continuation and denial; mainly that denying the project without prejudice would require that it be sent back to the Architectural Review Committee. Commissioner Marshall stated his belief that the changes required to bring the project down to acceptable size would be so great that it would require an additional review by the Architectural Review Committee. The applicant stated that he would have no objection with going back to the Architectural Review Committee, but would ask that he be scheduled for that meeting in a timely manner.

Commissioner Petersen asked the applicant if he would be willing to accept a continuance that was conditioned to return to the Architectural Review Committee prior to being reheard by the Planning Commission. The applicant answered in the affirmative. Commissioner Petersen stated that there is not much difference between this and a denial, other than requiring two motions rather than one.

Commissioner Marshall asked staff if they have a recommendation one way or the other as to continuing the project with a requirement to go back to the Architectural Review Committee, or denying it. Planning Manager Akin stated that there is no real difference as far as staff is concerned, so that it is up to the Commission.

Commissioner Biasotti asked staff what the soonest date would be to get the application back on the calendar for an Architectural Review Committee meeting. Planning Manager Akin stated that it would depend on how long it would take the applicant to redesign their project. He also stated that there will be two Architectural Review Committee meetings in August, and that the project would be able to be placed on one of those agendas.

Commissioner Chase asked if the applicant would be able to appeal a decision for denial to the City Council. City Attorney Thompson answered in the affirmative.

Motion to continue UP 05-24 to a future meeting subject to Conditions of Continuation 1-2.

Marshall/Biasotti

Commissioner Petersen stated his support for continuance.

Commissioner Johnson asked Staff if they had a size to which the project should be reduced to. Planning Manager Akin stated that while it would be advisable to not exceed the 2,800 feet of floor area with only a two-car garage, it is difficult to play the numbers game without a concrete proposal in front of him. He stated that he would be willing to sit with the applicant to help redesign the project.

Commissioner Petersen stated that while there are a lot of benefits to facilities like this one, he believes that this application will not succeed, even if redesigned, due to the neighborhood opposition even if it meets development guidelines.

Commissioner Johnson advised the public to make sure that their contact information is on file if they wish to be notified of the upcoming meetings.

Chair Sammut called for a vote on the motion on the table.

VOTE: 7-0
AYES: All Commissioners Present
NOES:
ABSTAIN:

CONDITIONS OF CONTINUATION

Planning Commission:

1. The applicant shall conduct a neighborhood meeting, mediated by City Staff, prior to the Planning Commission hearing this item again.
2. The applicant shall present the project to the Architectural Review Committee at a future meeting prior to the Planning Commission hearing this item again.



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

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Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E2
April 18, 2006**

PROJECT LOCATION

1. Address: 553 Chestnut Avenue
2. Assessor's Parcel No: 020-233-030
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans and Elevations
C: Architectural Review Committee Report and Minutes
D: Letters of Support

REQUEST

Request for a Use Permit and Minor Modification to allow the construction of an addition to an existing residence that increases the floor area by more than 50%, proposes a floor area greater than 1,825 square feet while only providing a one-car garage and encroaches into the required side yard setbacks per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Roman Rettner (Applicant) / Manuel Guevara (Owner). **UP-06-002, MM-06-002**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-02 and Minor Modification 06-02 subject to an off-street parking redesign and an Architectural Review Committee meeting for final approval (architectural and parking design) based on Findings of Fact (1-8) and Conditions of Approval (1-20).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

REQUIRED LEGAL NOTICE

1. Notices of Public Hearing mailed to owners of property within 300 feet on April 7, 2006.
2. Advertisement published in the *San Mateo Times*, Saturday, April 8, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.



EXISTING CONDITIONS

The subject property is zoned R1 and is located on the north end of Chestnut Avenue in the Huntington Park Subdivision (please refer to Exhibit A, Site Location). This is a rectangular-shaped parcel, with a total lot area of 5,000 square feet. The parcel is developed with a 1,615 square foot one-story single-family residence and a 337 square foot one-car garage.

SURROUNDING LAND USES

North: Grundy Park/ Park Avenue, R-1 Zone - Single-family residences

South: Jenevein Avenue, R-1 Zone - Single family residences

East: Beech Avenue, R-1 Zone - Single-family residences

West: Cherry Avenue, R-1 Zone - Single-family residences

PROJECT DESCRIPTION

The applicant proposes to construct a 707 square foot first story addition. The project would remodel the existing kitchen, dining and family room and add a master suite. The applicant has proposed to excavate 335 square feet on the lower level, increasing the lower level to 672 square feet. Because of the slope of the property, the applicant has selected to excavate additional space to provide the required off-street parking. If approved and constructed, this would become a 2,076 square foot, 3-bedroom and 2-bathroom home, including a 672 square foot lower level (garage and storage). The table below summarizes and compares the zoning guidelines with the existing and proposed conditions:

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		Min. 5,000	5,000	Same
Adjustment Factor		1.0	1.0	Same
Adjusted Lot Area		Min. 5,000	5,000	Same
Lot Coverage		Max. 2,200	1,615	2,151
Lot Coverage %		44%	32%	43%
Gross Floor Area		Max. 2,750	1,706	2,748
Floor Area Ratio		0.55	0.34	0.549
Building Setbacks	Front	Min. 15'	20'-5" *	15'-0" *
	Rear	Min. 10'	37'-7"	29'-1"
	Right Side	Min. 5'	4'-0"	4'-0"
	Left Side	Min. 5'	4'-8"	4'-8"
Building Height		Max. 28'	20'-0"	24'-1"
Covered Parking		2 covered spaces	1 covered space	1 covered space*

*** Notes:**

- Front setback of garage is 11'-8" on both the existing and proposed site plans.
- Proposed parking does not meet City zoning ordinance requirements.

Square Footage Breakdown:

	Upper Floor	Garage/ Storage	Total
Existing	1,369	337	1,706
Proposed	707	335	1,042
Total	2,076	672	2,748

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) reviewed the project at its March 16, 2006 meeting, and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to the Planning Division prior to PC meeting.
- Setback front deck at least 18" from front façade.
- Properly label rooms on floor plans.
- Redesign interior of garage to eliminate corner that could endanger vehicles.
- Show garage with larger vehicles.

At the Architectural Review Committee meeting, the Committee agreed to forward the project to the Planning Commission, although there was some disagreement on the project's design given the parking proposed to support the size of the requested addition. The Committee is requesting that the Planning Commission make the final decision on the proposed parking design and its conformance to the City's zoning code requirements.

Commissioners Biasotti, Mishra and Chase were present for this item.

Since the ARC meeting, the applicant revised the plans to setback the front deck railing, properly labeled the floor plan and redesigned the proposed garage excavation to accommodate a 15' long vehicle. However, staff still finds that the application does not meet the intent of the City's zoning requirements, specifically the parking requirement for an expansion of this size. Staff cannot support the proposal in its current form. The Architectural Review Committee report and minutes are included for background reference.

ADDITIONAL INFORMATION

- **Accessory Structures:** This property has no accessory structures.
- **Code Enforcement:** This property has no pending code enforcement cases on file.

- **Easements:** Subdivision maps on file in the Public Work Department indicate that there are no easements on this site.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** None.

PROJECT ANALYSIS

Two aspects of the project require Planning Commission review: (1) a minor modification request to allow the continuation of an existing encroachment in the side yards; and (2) a use permit to allow a floor area increase of more than 50% and a living area greater than 1,825 square feet with a single-car garage. Both are addressed below in the **bold** findings.

This proposal, while architecturally impressive, has one major issue, namely the design and intent of the proposed off-street parking. It is staff's interpretation and recommendation that the Use Permit not be approved until the garage is redesigned for safe and efficient access to both parking spaces. In its current design, the applicant is proposing to build a 2,076 square foot home (living area) and to excavate an additional 335 square feet for the garage to create a second parking space. Both spaces would be accessed through the existing single-car garage door. The off-street spaces will require a driver to pull into an existing 7'-0" wide by 7'-4" high garage entrance and park either straight ahead or veer to the left and park side by side along the other space. Staff is concerned that with any average or larger than average vehicle, the left side parking space will be difficult to pull in and pull out of, with the end result being that this space will not be used and instead default to storage space.

San Bruno's zoning ordinance, Chapter 12.100.080, states that "Each required off-street parking space or garage space for residential uses shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space". Considering the 11'-8" long driveway and its substantial slope, the garage entrance dimensions and required maneuvering to access such proposed spaces, staff finds it unrealistic that this space will be used and therefore will impact the future of this property and neighborhood. Furthermore, staff finds that it is not the intent of the zoning code to allow property owners to awkwardly maneuver in and out of a garage, simply to meet off-street parking requirements.

At the Architectural Review Committee meeting, there was reluctant support for the current off-street parking design by the Committee members and they chose to forward the project to the Planning Commission for a final decision. At the time, the applicant had an alternative proposal for increased interior excavation to make garage-parking access easier, however that design did not move forward per the Committee and Applicant's wishes. Staff was not in support of either design and the ARC staff report and minutes are included as Exhibit C.

Minor Modification MM-06-002

Pursuant to the City's Zoning Code, the Commission shall grant the minor modification if it makes the

following findings (required findings are in **bold** followed by staff's findings):

1. **The general appearance of the proposed building or structure, or modification, thereof, is in keeping with the character of the neighborhood and will not be detrimental to adjacent real property.**

The applicant has proposed an expansion to the front and rear of the property, extending along both side setbacks and meeting the front and rear minimum setback requirements. Though the side setbacks for the right and left are 4-0' and 4-8' respectively, they **do** meet minimum setback requirements as set forth in the City zoning ordinance Chapter 12.120.010.B, which states that the side setback requirements must not fail to meet the minimum requirement by more than two (2) feet. In this case, the applicant is in compliance with the minimum minor modification setback requirement of 3-0'. The proposed front expansion meets the zoning requirements for a front facing deck and should complement the general design of the property. The rear extension will maintain a 29'-1" setback and because the home will remain single-level, no adjacent properties should be adversely affected by the addition or increased shadowing of the expansion.

Staff supports the Minor Modification based on the above reasoning and because the applicant is proposing to construct a majority of the addition to the rear of the existing residence, where it will not be visible from the street. Staff finds that the granting of the minor modification will not alter the general appearance of the residence and it will be in keeping with the character of the neighborhood.

Use Permit UP-06-002

Prior to approval of this project, staff is requesting that the applicant redesign the garage to be a standard, two-car garage with a 20'-0" wide entrance. At such time, staff recommends that the application be referred back to the Architectural Review Committee for final review and approval. With the shallow driveway and substantial slope, the off-street parking options are severely limited in the current proposal, which exceeds the parking guideline of 1,825 square feet of living area by over 250 square feet.

Pursuant to the City's Zoning Code, the Commission shall grant the use permit if it makes the following findings (required findings are in **bold** followed by staff's findings):

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

The addition is proposed within the subject property and with the condition that the applicant obtain a building permit prior to construction. The addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

2. **The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with

its architectural features and is consistent with the permitted uses of a single-family residential neighborhood. With the Condition of Approval requiring a redesigned two-car garage, on-street parking in the neighborhood area will not be negatively impacted.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential and the proposed addition to the structure is consistent with such residential general plan designation. The home's design will accommodate a single-family only and no portion is intended as a second unit.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The proposed structure will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood since the structure will comply with the minimum front and rear setback requirements, as well as remaining well below the maximum height limit of 28 feet. Side setbacks do not meet the minimum requirement of 5 feet, however they are existing setbacks and similar to those found on other adjacent parcels. The applicant has also applied for a Minor Modification permit as part of this application to allow and continue these non conforming setbacks. Additionally, the structure will remain a single story and only extend along the existing side setbacks. No significant shadowing should occur on the adjacent property as a result of such an expansion.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

Staff finds that the character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The structure proposed will remain a single story home and utilize finished materials and features that are complementary to those finished materials found in the immediate neighborhood. Stucco and composition (or clay) shingles will match the neighborhood and the proposed turret and new windows should be an impressive new feature to the streetscape along Chestnut Avenue.

The construction of the addition will clearly benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property but also have a beneficial impact on adjacent property values as well. With the condition of approval requiring a redesigned two-car garage, on-street parking in the neighborhood area will not be negatively impacted.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached one-car garage and the proposal for an expanded garage does not meet City zoning ordinance requirements. Staff's main concern with the proposed garage expansion is the access to the off-street parking, namely that a safe and efficient way of parking in the designated parking spaces will not be possible under the current design. Staff believes that any average size vehicle or current or future owner/occupant may have difficulty navigating the proposed interior garage space. Consequently, this could adversely affect the general welfare of the neighborhood and the availability of on-street parking if the current property owner and/or any future owners do not utilize such proposed off-street parking if approved.

Since the applicant is proposing a significant addition to the existing facility and the subject property does not conform to the parking standards of the zoning ordinance as set forth in Chapter 12.200, this finding cannot be made. Accordingly, Staff **does not recommend approval** of the Use Permit request until the applicant redesigns the garage to accommodate a minimum entrance width of 20'-0'.

PUBLIC COMMENTS

Letters of Support included as Exhibit D

FINDINGS OF FACT (See explanations in body of staff report)

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the addition will require the applicant to obtain a building permit and all work will be constructed according to the Uniform Building Code.
3. The proposed development will benefit the adjacent property values through investment and not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the City.
4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
5. Because the proposed addition meets all minimum setback requirements per the San Bruno Zoning Ordinance and/or Minor Modification requirements, the proposal will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
6. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.

7. The proposed expansion does not currently comply with applicable off-street parking standards of the zoning ordinance because of the garage entrance design and size of the proposed expansion. Staff is requesting that the applicant redesign to meet minimum zoning requirements.
8. The general appearance of the proposed building or structure, or modification, thereof, is in keeping with the character of the neighborhood and will not be detrimental to adjacent real property because the expansion meets minimum side setbacks per the Minor Modification requirements.

CONDITIONS FOR APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-002 and Minor Modification 06-002 shall not be valid for any purpose. Use Permit 06-002 and Minor Modification 06-002 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and Minor Modification for an addition shall be built according to plans approved by the Planning Commission on March 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to approval of this project, applicant shall redesign the garage to be a standard, two-car garage with a 20'-0 wide entrance. At such time, staff will then refer the application back to the Architectural Review Committee for final review and approval.

9. On side of the house, "PG&E meter" shall be 3 feet from windows designed to be opened.

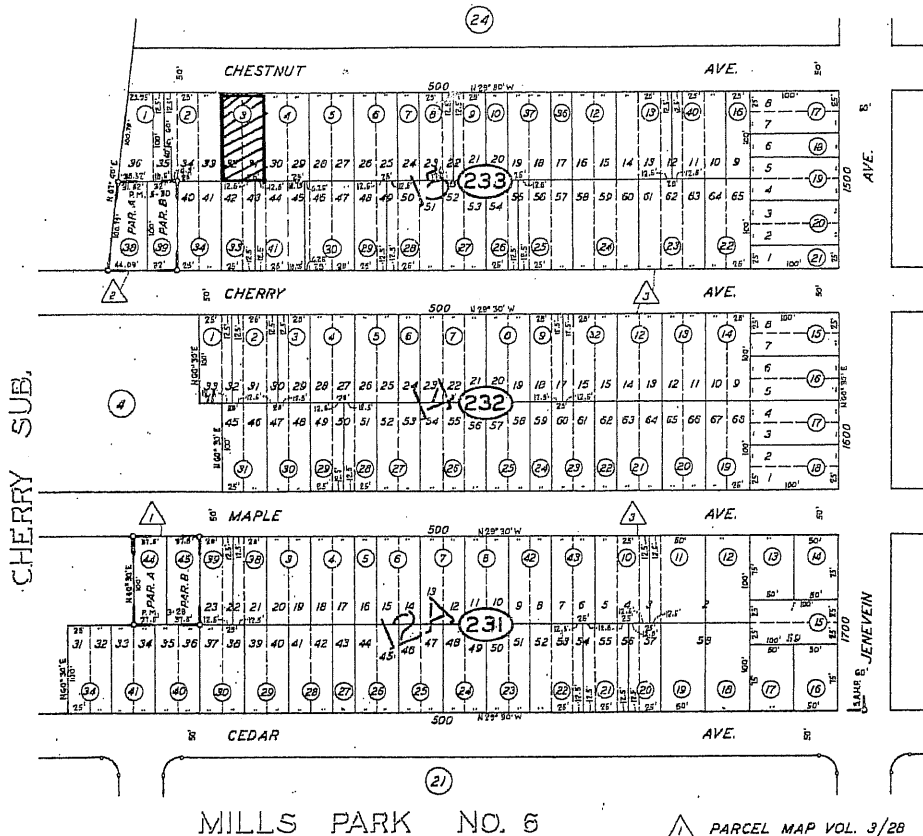
Department of Public Works – (650) 616-7065

10. No fence, retaining wall, or other permanent structure to be placed within 2.2' from back of sidewalk. S.B.M.C. 8.08.010
11. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
12. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
13. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review. It was noted that there are trip hazards where the sidewalk meets the driveway.
14. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
15. Storm water from new and existing roof down-spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
16. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/080/110
17. City approved backflow required for domestic and irrigation. Include calculations showing existing or new meter size will be sufficient for required flow. Show location of backflow unit(s) on plans. California Code of Regulations Title 17, U.P.C. 603, S.B.M.C. 10.14.110

Fire Department - (650) 616-7096

18. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
19. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
20. Provide spark arrestor for chimney.

Date of Preparation: April 10, 2006
Prepared by: Tony Rozzi
Assistant Planner



FIRST ADDITION TO
HUNTINGTON PARK

MILLS PARK NO. 5

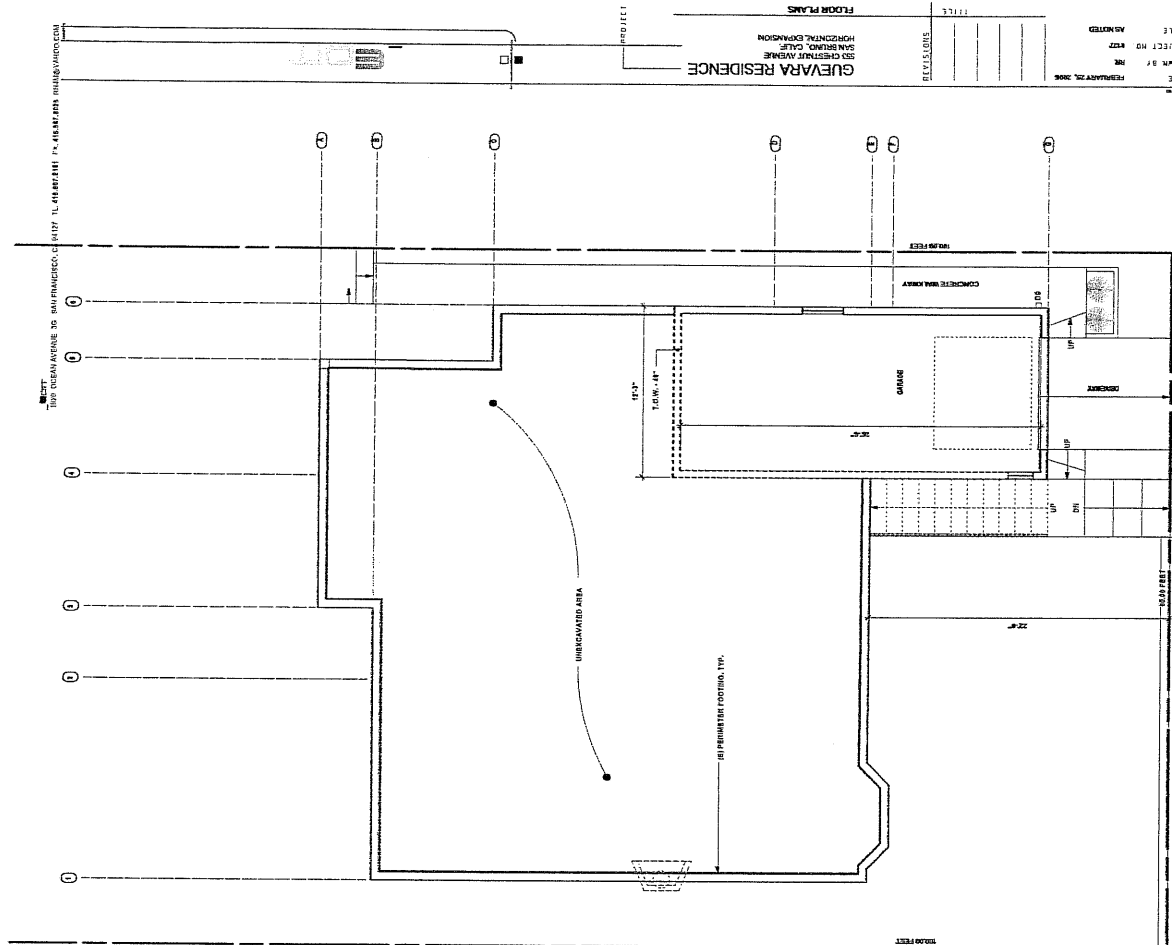
△, PARCEL MAP VOL. 3/28

2 PARCEL MAP VOL. 5/30

3 SECOND ADDITION TO HUNTINGTON PARK PTN. OF R.S.M. 5/37

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

553 Chestnut Avenue
020-233-030
UP-06-02, MM-06-02



BASEMENT/GARAGE FLOOR PLAN-EXISTING
 SCALE: 1/8" = 1'-0"

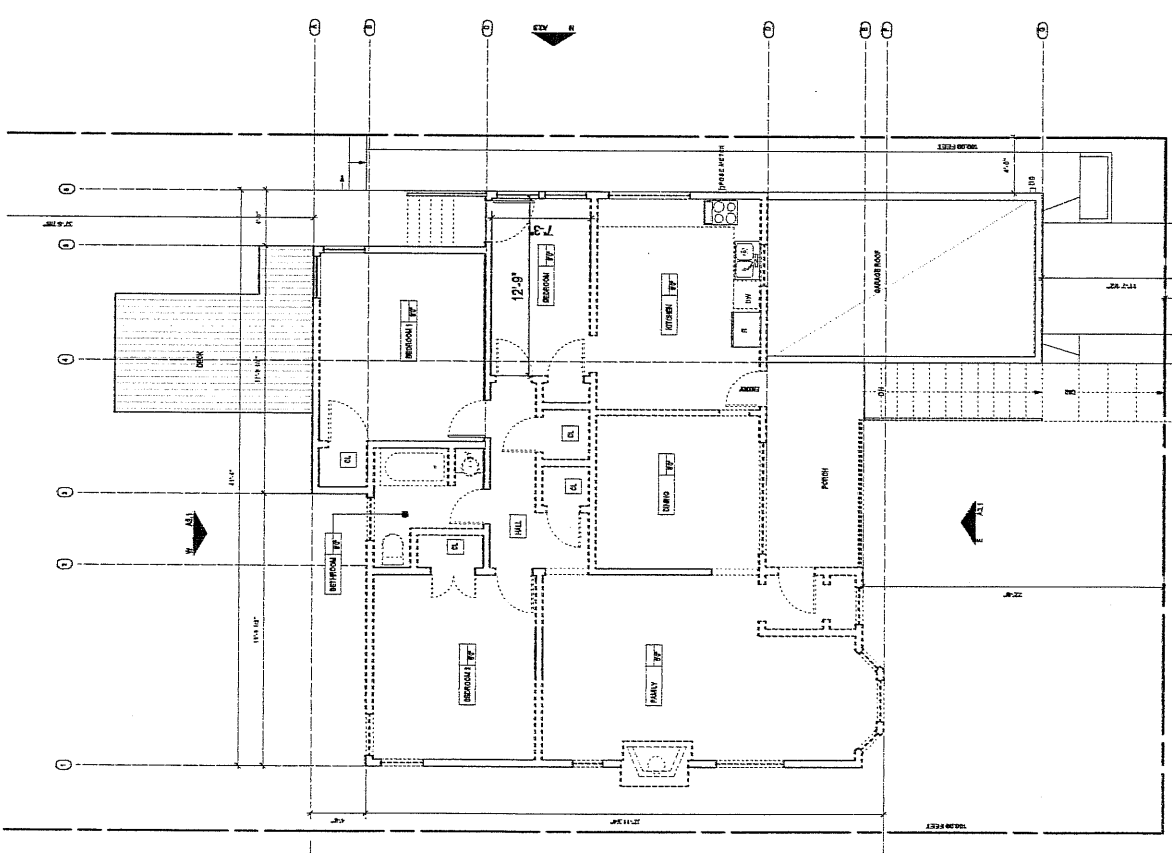
AREA: 1,337 S.F.

WALL LEGEND

--- RE WALLS TO REMAIN
 - - - - - RE WALLS TO BE DEMOLISHED

FIRST FLOOR PLAN-EXISTING
 SCALE: 1/8" = 1'-0"

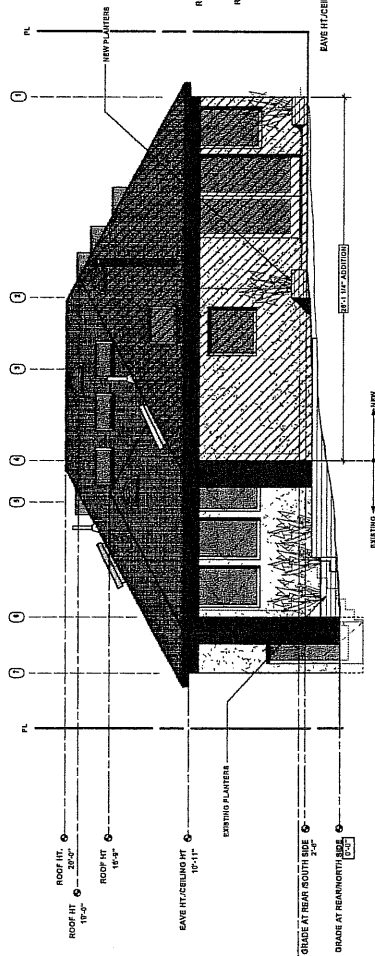
AREA: 1,100 S.F.



DEMO NOTES

1. DEMOLISH ALL EXISTING WALLS AND FLOORS IN THE GARAGE AREA.
 2. DEMOLISH ALL EXISTING WALLS AND FLOORS IN THE LIVING ROOM AND DINING ROOM.
 3. DEMOLISH ALL EXISTING WALLS AND FLOORS IN THE KITCHEN AND BEDROOMS.
 4. DEMOLISH ALL EXISTING WALLS AND FLOORS IN THE BATH AND HALLS.
 5. DEMOLISH ALL EXISTING WALLS AND FLOORS IN THE PORCH AND PATIO.

W1 WEST/PARAN ELEVATION - PROPOSED



EXISTING

ROOF HT. 20'-0"

ROOF HT. 18'-0"

ROOF HT. 14'-0"

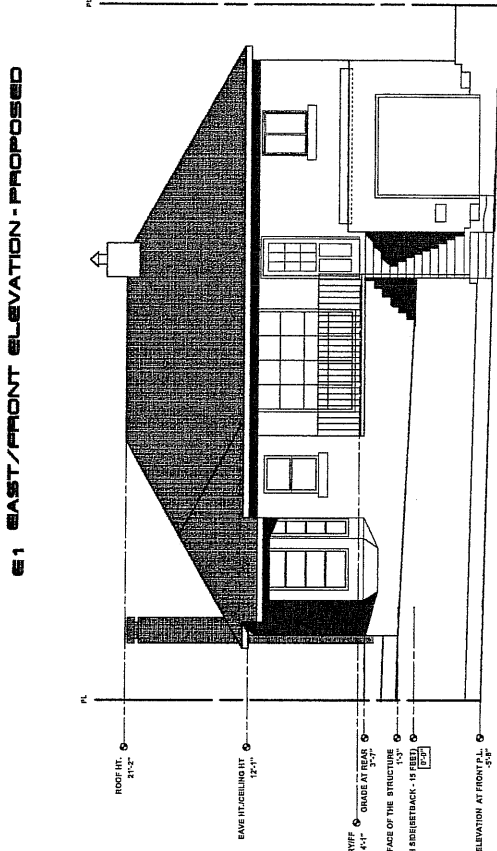
BASE HT./CEILING HT. 10'-11"

DE AT REAR SOUTH SIDE 2'-0"

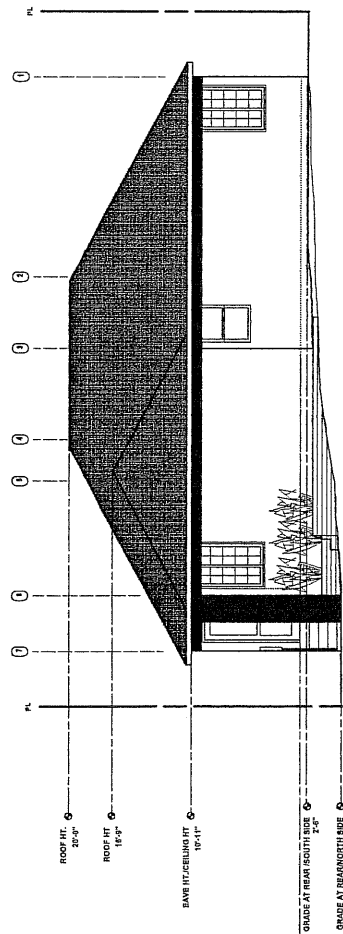
DE AT REAR NORTH SIDE 5'-0"

ELEVATION @ ENTRY 4'-1" GRAD 4'-1" FF 2'-1" ELEVATION AT

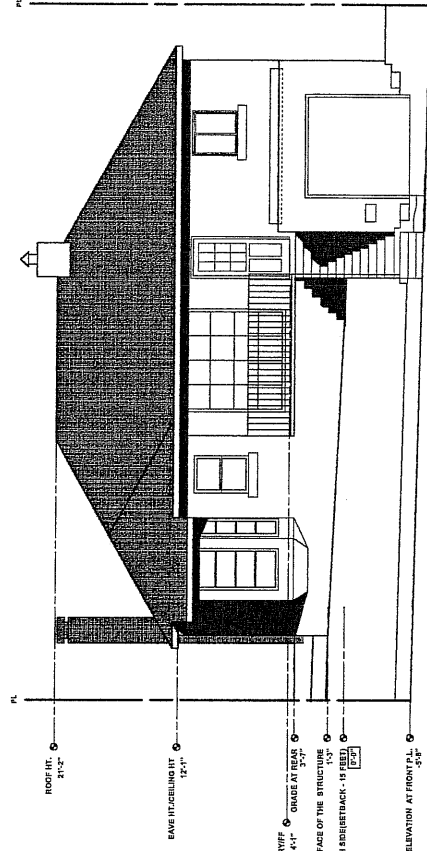
E1 EAST/FRONT ELEVATION - PROPOSED



WEST/PEAR ELEVATION - EXISTING



EAST/FRONT ELEVATION - EXISTING



INDICATES AREA OF ADDITION

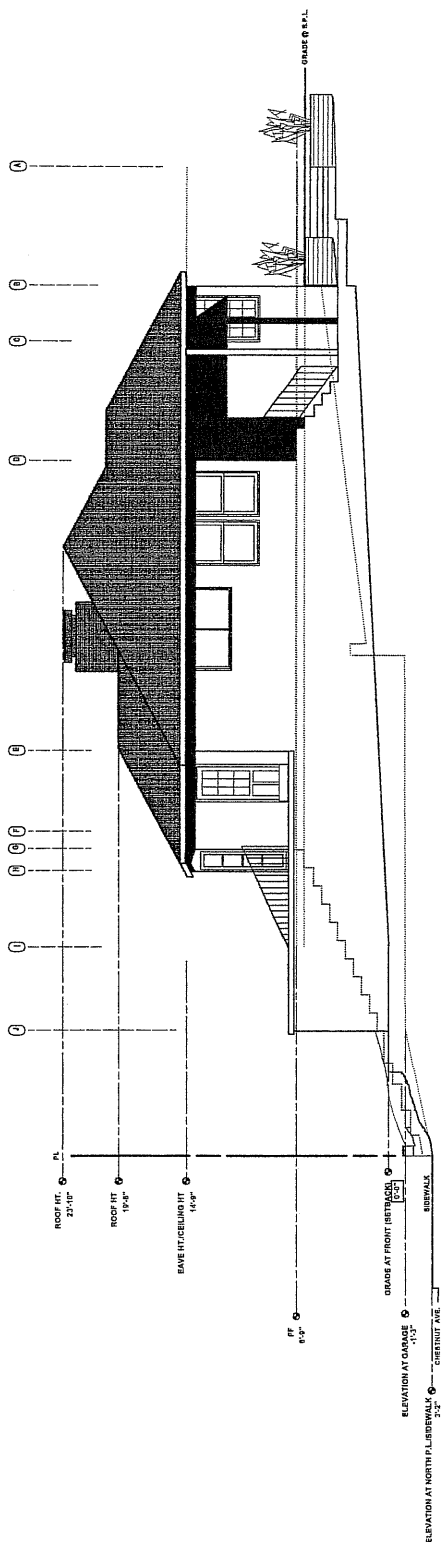
1200 OCEAN AVENUE 20 SAN FRANCISCO, CA 94117 T. 415.887.2011 F. 415.887.8855 RINGIERMAN@GMAIL.COM

GUEVARA RESIDENCE
30 CLOISTER WAY, MENLO PARK, CALIF.
HORIZONTAL EXPANSION

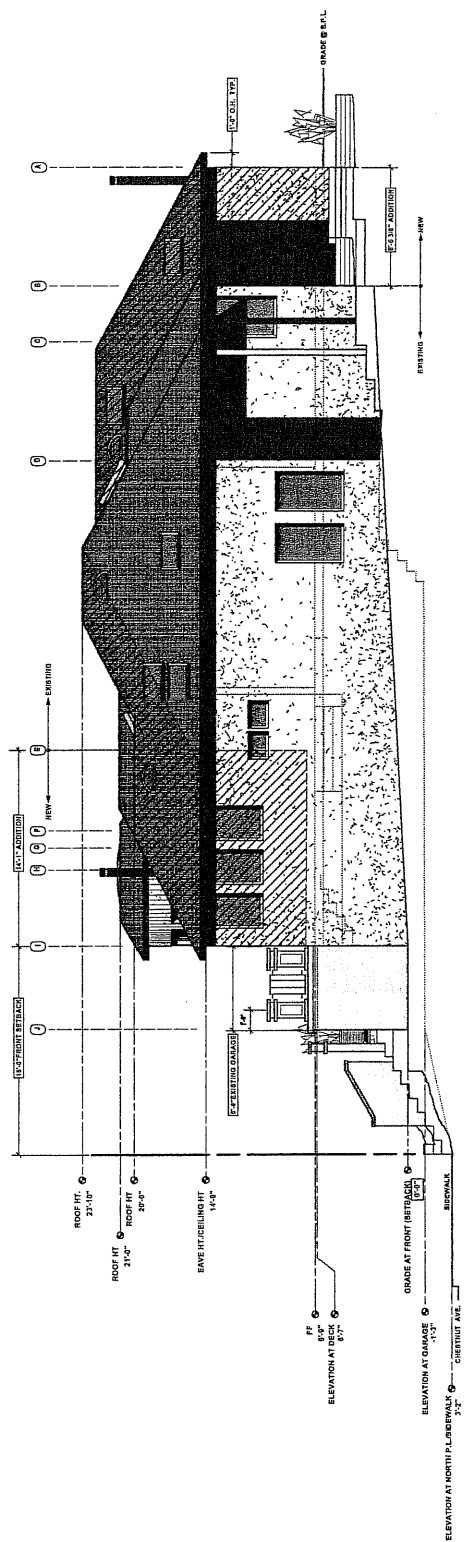
ELEVATIONS - NORTH

DATE: FEBRUARY 20, 2008
DRAWN BY: RB
PROJECT NO: 8822
SCALE: 1/8" = 1'-0"

SHEET
A3.2



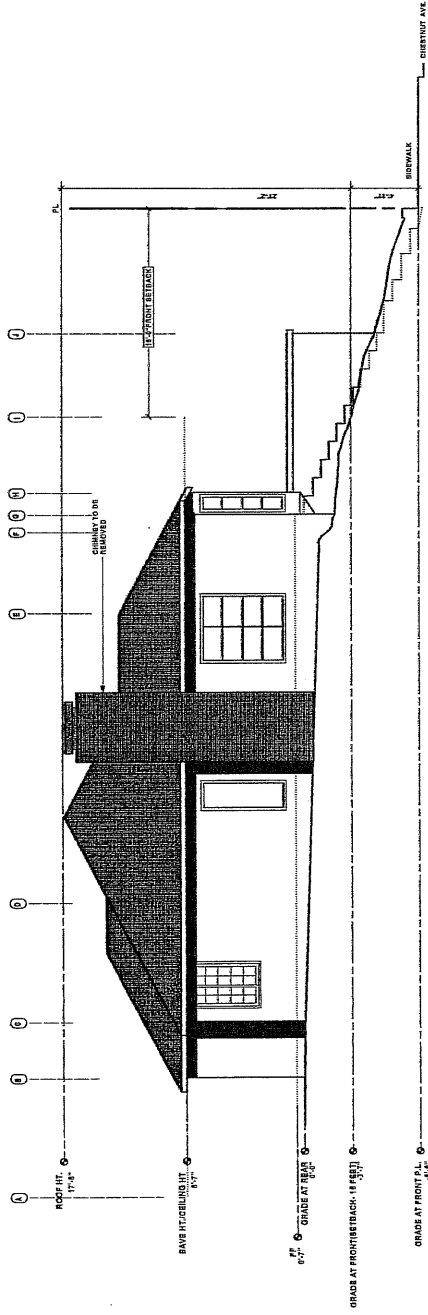
N NORTH ELEVATION - EXISTING



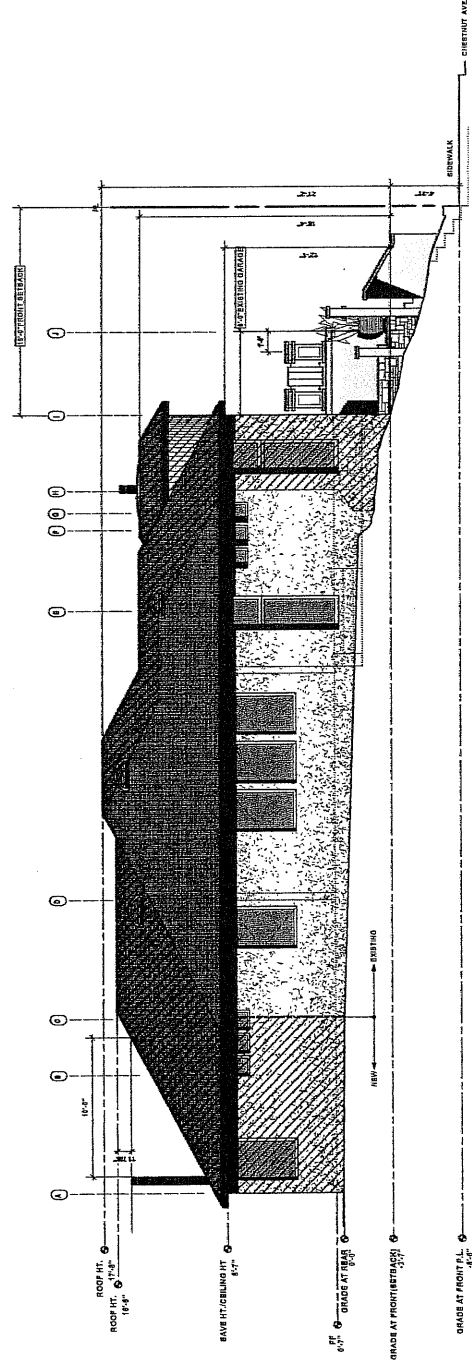
N1 NORTH ELEVATION - PROPOSED

HORIZONTAL AREA OF ADDITION

100 OCEAN AVENUE, 305 SAN FRANCISCO, CA 94107 TEL: 415.877.8833 FAX: 415.877.8833 RINGWALD.COM



S SOUTH ELEVATION - EXISTING



S1 SOUTH ELEVATION - PROPOSED

INDICATES AREA OF ADDITION

SHEET
A3.3

DATE: FEBRUARY 23, 2006
DRAWN BY: [blank]
PROJECT NO: [blank]
SCALE: 1/8" = 1'-0"

LEVEL	FINISH
1ST FLOOR	1'-0"
2ND FLOOR	2'-0"
3RD FLOOR	3'-0"
4TH FLOOR	4'-0"
5TH FLOOR	5'-0"
6TH FLOOR	6'-0"
7TH FLOOR	7'-0"
8TH FLOOR	8'-0"
9TH FLOOR	9'-0"
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98TH FLOOR	98'-0"
99TH FLOOR	99'-0"
100TH FLOOR	100'-0"

GUEVARA RESIDENCE
305 CHRISTY AVENUE
SAN FRANCISCO, CA 94107
HORIZONTAL EXPANSION
ELEVATIONS - SOUTH

PROJECT

100 DEAN AVENUE, 30 SAN FRANCISCO, CA 94107 TEL: 415.867.2181 FAX: 415.867.2066 RINGBACH+KOSCH

DATE: FEBRUARY 25, 2006
 DRAWN BY: [unintelligible]
 PROJECT NO: 222
 AS NOTED
 SCALE: 1/8" = 1'-0"

3/16" = 1'-0"

3/16" = 1'-0"

ROOF PLANS

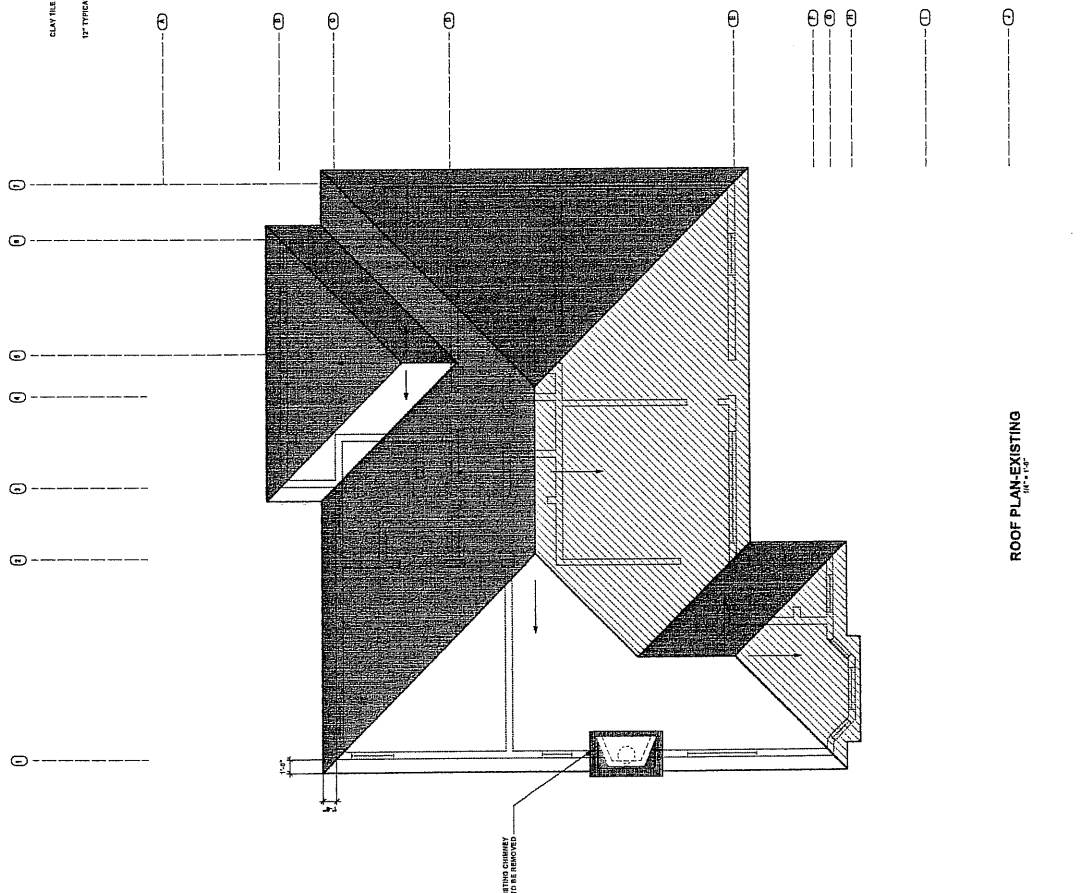
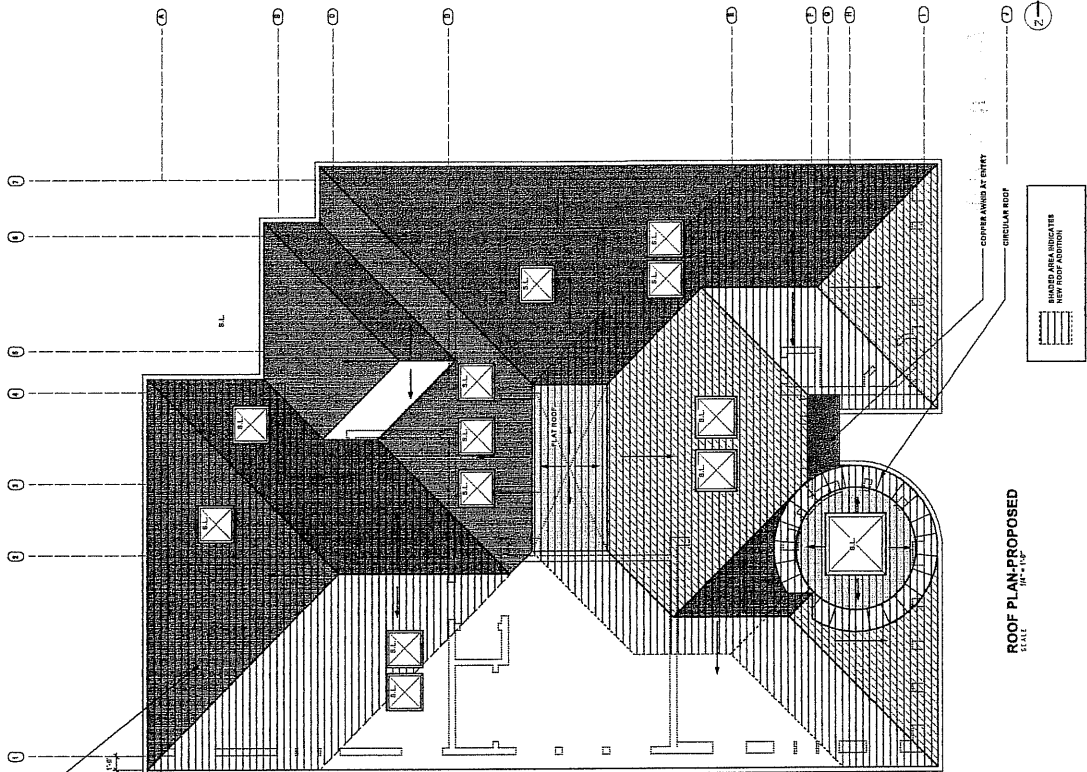
GUEVARA RESIDENCE

30 DEAN AVENUE, 30
 SAN FRANCISCO, CALIF.

HORIZONTAL EXPANSION

SHEET

A4.1





567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
 Mark Sullivan, AICP *Housing and Redevelopment Manager*
 Aaron Aknin, AICP, *Planning Manager*
 Beilin Yu, *Associate Planner*
 Tony Rozzi, *Assistant Planner*
 Lisa Costa Sanders, *Contract Planner*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
 Rick Biasotti, *Vice-Chair*
 Mary Lou Johnson
 Bob Marshall, Jr.
 Perry Petersen
 Kevin Chase
 Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE
 STAFF REPORT
 AGENDA ITEM NO. 2
 March 16, 2006**

PROJECT LOCATION

1. Address: 553 Chestnut Avenue
2. Assessor's Parcel No: 020-233-030
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
- B:** Site Plan, Floor Plans and Elevations
- C:** Photos
- D:** Letters of Support
- E:** Revised Site Plan, Floor Plans and Elevations

REQUEST

Request for a Use Permit and Minor Modification to allow the construction of an addition to an existing residence that increases the floor area by more than 50%, proposes a floor area greater than 1,825 square feet while only providing a one-car garage and encroaches into the required side yard setbacks per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Roman Rettner (Applicant) / Manuel Guevara (Owner). **UP-06-02, MM-06-02**

PROJECT INFORMATION

- 5,000 sq. ft. rectangular lot with an existing one-story single-family home.
- Existing home has a lower-level, one-car garage. A redesigned, two-car garage is proposed to satisfy the City's zoning ordinance requiring an additional parking space for any home exceeding 1,825 square feet of habitable floor area. This design does not comply with City regulations, which require each garage space to open directly upon a driveway of such width and design as to provide safe and efficient means of vehicular access to each parking space. In this proposal, the new parking space would require the driver to exit from the existing, one-car garage entrance. Accordingly, the proposed residence is considered to contain only a one-car garage, as this access is not safe and efficient.
- On the upper level, the applicant is proposing a new bedroom, bathroom, living room and family room.

- On the upper level, the applicant is also proposing a front deck that exceeds the 72 square foot guideline (73'-6") and has a railing design not set back at least 18" from the face of the first floor.
- If approved and constructed, this would be a 3-bedroom, 2-bathroom home. Proposed habitable floor area would be 2,076 square feet.
- If approved and constructed, the Floor Area Ratio will be .549 and Lot Coverage will be 43%.
- The application proposes to extend the existing side setbacks, both of which do not meet current zoning regulations and will require a Minor Modification approval by the Commission.

RECOMMENDATION:

- In the proposal, the habitable floor area significantly exceeds the 1,825 square foot guideline and staff cannot support the project without an additional parking space provided. Based on this analysis, staff recommended that the application be revised to either reduce the size of the addition so that the resulting structure was less than 1,825 square feet or to provide a two-car garage that complies with the City's regulations. The applicant submitted a revised garage floor plan however staff finds that the new proposal does not meet the City's zoning ordinance and the staff recommendation remains the same.
- Based on the preliminary review of the proposed project, staff found that the design of the windows was not compatible with the scale of windows found on other homes in the immediate neighborhood. Staff recommended the applicant redesign the front elevation windows to better match adjacent properties and this is reflected in the revised plans, labeled Exhibit E.
- Building Permit # C0407-0034, which converted the laundry room into a bedroom, was finalized on 7/26/05 by the Building Division. This change is not reflected on the existing floor plan. Staff recommends that the applicant clarify this inconsistency on the existing floor plan at the Architectural Review Committee meeting.
- Staff recommends that the upper-level deck railing be set back at least 18" front the face of the lower-level garage.
- Letters of support have been submitted to the Planning Division prior to Architectural Review and are attached.

Existing and Proposed Conditions:

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		Min. 5,000	5,000	Same
Adjustment Factor		1.0	1.0	Same
Adjusted Lot Area		Min. 5,000	5,000	Same
Lot Coverage		Max. 2,200	1,615	2,151
Lot Coverage %		44%	32%	43%
Gross Floor Area		Max. 2,750	1,706	2,748
Floor Area Ratio		0.55	0.34	0.549
Building Setbacks	Front	Min. 15'	20'-5" *	15'-0" *
	Rear	Min. 10'	37'-7"	29'-1"
	Right Side	Min. 5'	4'-0"	4'-0"
	Left Side	Min. 5'	4'-8"	4'-8"
Building Height		Max. 28'	20'-0"	24'-1"
Covered Parking		2 covered space	1 covered space	1 covered space

* Notes:

- Front setback of garage is 11'-8" on both the existing and proposed site plans.

Square Footage Breakdown:

	Upper Floor	Garage	Total
Existing	1,369	337	1,706
Proposed	707	335	1,042
Total	2,076	672	2,748

Date of Preparation: March 3, 2006

Prepared by: Tony Rozzi, Assistant Planner

ARC Minutes
March 16, 2006

Sujendra Mishra
Kevin Chase
Rick Biasotti

Architectural Review Committee

The Architectural Review Committee met Thursday, March 16, 2006 at 6:00 P.M. in the Community Development Department Conference Room 101 at 567 El Camino Real, San Bruno, CA. Staff present: Aaron Aknin, Planning Manager; Beilin Yu, Associate Planner; Tony Rozzi, Assistant Planner and Lisa Costa-Sanders, Contract Planner

* - A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	<p>*819 Green Avenue (UP-06-01)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of a first and second story addition which increases the floor area by more than 50% and exceeds the .55 floor area ratio guideline, per Sections 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance. Jose Gomez (Applicant); Juan Ordinola (Owner). UP-06-01</p> <p>Associate Planner Yu presented the report.</p> <p>Property Owner and architect were present to respond to any questions.</p> <p>Vice-Chair Biasotti asked for an explanation regarding the legal height of the bathrooms.</p> <p>Associate Planner Yu answered that the bathroom was built legally with a permit in the past.</p> <p>Vice-Chair Biasotti suggested the applicant remove the bathroom and extend the garage.</p> <p>Architect explained that this would interfere with a bearing wall and be difficult to do.</p> <p>Chair Mishra suggested an internal access from the garage to the house. Currently the access is through the outside and current storage area. This could be accomplished by moving some doors to better access the area.</p> <p>Commissioner Chase suggested that the applicant extend the garage to accommodate a two-car tandem garage.</p> <p>ARC discussed the possibility of relocating the laundry facilities to the storage area.</p> <p>Chair Mishra suggested rotating the laundry facilities towards the outside wall to give the garage direct</p>
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		<p>access to the home. This would require changing door locations.</p> <p>ARC discussed the door location. Agreed that there should be one door to separate the garage from the living area, however, there should be a direct access from the garage to the downstairs bedroom and stairway.</p> <p>Commissioner Chase suggested a bellyband to breakup the 1st and 2nd floor stucco.</p> <p>Chair Mishra requested that Architectural detail be required for the Planning Commission plan submittal.</p> <p><i>(SM/KC) Motion to forward to PC with the following recommendations:</i></p> <ul style="list-style-type: none"> • Bring color and material samples to Planning Department prior to PC meeting. • Paint entire structure to match. • Change plans to reflect new stucco on home throughout. • Make sure window treatments and window types are consistent throughout. • Architectural detail to break first and second story required on plans. • Revise downstairs floor plan to have a direct access from the garage to the living area. <p><i>Motion passed 3-0</i></p>
2.	<p>*553 Chestnut Avenue (UP-06-02, MM-06-02)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit and Minor Modification to allow the construction of an addition to an existing residence which increases the floor area by more than 50%, proposes a floor area greater than 1,825 square feet while only providing a one-car garage and encroaches into the required side yard setbacks per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Roman Rettner (Applicant) / Manuel Guevara (Owner). UP-06-02, MM-06-02</p> <p>Assistant Planner Rozzi presented the report.</p> <p>Property Owner and Architect were present to respond to any questions.</p> <p>Assistant Planner Rozzi explained that the project has one major issue, mainly that the proposed garage does not meet staff's expectation for adequate parking according to City ordinance. As</p>

	<p>such, staff is considering the garage as a one-car garage, which does not suffice for the expansion that is proposed. Staff recommended a few minor changes on the plans (properly label laundry room as bedroom and setback the front story deck railing 18") and this has been done. Applicant will supply these changes on the Planning Commission set of plans.</p> <p>Vice-Chair Biasotti asked if there were any beams or posts in the garage.</p> <p>Applicant answered in the negative.</p> <p>Planning Manager Aknin explained why the proposed parking did not satisfy staff, namely that the addition exceeds the 1,825 square foot guideline and does not provide a two-car garage. A garage can be designed to have a 20x20' dimension or a 10x40' dimension. This design does not meet either.</p> <p>Vice-Chair Biasotti added that he would rather see a side-by-side, two-car garage and thought this might accentuate the overall design.</p> <p>Chair Mishra stated that he had no problem forwarding this design to the Planning Commission if it were slightly redesigned to round the inside corner.</p> <p>Vice-Chair Biasotti added that he would rather see the larger garage design forwarded, as supplied by the applicant.</p> <p>Planning Manager Aknin added that with a larger garage, the cars could be moved out without interfering with each other.</p> <p>Property Owner explained his preference for approval of the project as proposed, rather than the second design, which would require extensive excavation. The added cost and spending would be better spent on exterior and interior finish and visible remodeling.</p> <p>Commissioner Chase preferred the original garage design best.</p> <p>Planning Manager Aknin requested that if the applicant is going to move forward with this design, that they show larger cars in the proposed garage.</p> <p>Vice-Chair Biasotti stated that he was uncomfortable with changing precedent with this project.</p>
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		<p>Commissioner Chase asked if the 20x20' garage requirement was being met.</p> <p>Applicant answered in the affirmative.</p> <p><i>(SM/KC) Motion to forward to PC with the following recommendations:</i></p> <ul style="list-style-type: none"> • Bring color and material samples to Planning Department prior to PC meeting. • Setback front deck at least 18" from front façade. • Properly label rooms on floor plans. • Redesign interior corner of garage to eliminate corner that could endanger vehicles. • Show garage with larger vehicles. <p><i>Motion passed 3-0</i></p>
3.	<p>*2820 Berkshire Drive (UP-06-03)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residence)</p>	<p>Request for a Use Permit to allow the construction of an addition which exceeds the 44% lot coverage guideline per Section 12.200.030.B.3 of the San Bruno Zoning Ordinance. Joe Alberio (Applicant/Owner). UP-06-03</p> <p>Associate Planner Yu entered staff report.</p> <p><i>(SM/RB) Motion to forward to PC with the following recommendations:</i></p> <ul style="list-style-type: none"> • Bring color and material samples to Planning Department prior to PC meeting. • Match existing materials with new addition. • Set front door back. • Match existing roof pitch on elevation plan. • Replace the vegetation that will be removed as part of the addition. <p><i>Motion passed 3-0</i></p>
	<p>*2550 Catalpa Way (UP-05-24)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition to an existing residence that increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. A. Gordon Atkinson (Applicant) / Ruby O'Brien (Owner). UP-05-24</p> <p>Planning Manager Akin entered staff report.</p> <p>Commissioner Chase asked if the existing and proposed garage were the same.</p>

		<p>Applicant answered in the affirmative.</p> <p>Commissioner Chase asked how the long the driveway would be.</p> <p>Planning Manager Aknin answered that it would be 50' long.</p> <p>Vice-Chair Biasotti asked that a hip roof be used instead of the squared off roof on page A4.</p> <p>Planning Manager Aknin will bring existing photos to the Planning Commission meeting.</p> <p>Commissioner Chase liked the squared off roof design. Recommended that the discussion be carried on to the Planning Commission.</p> <p><i>(SM/RB) Motion to forward to PC with the following recommendations:</i></p> <ul style="list-style-type: none"> • Bring color and material samples to Planning Department prior to PC meeting. <p><i>Motion passed 3-0</i></p>
	<p>*100 Skycrest Center (PDP-06-01)</p> <p><u>Environmental Determination:</u> This application is proposed in accordance with a Mitigated Negative Declaration, which was adopted by the City Council on September 13, 2005</p> <p><u>Zoning:</u> P-D (Planned Development)</p>	<p>Request for a Vesting Tentative Tract Map for the subdivision of one lot to 25 lots with common space, and a Planned Development Permit to allow the development of 24 new homes, per Chapter 12 of the San Bruno Municipal Code. Kenmark Real Estate Group, Applicant, Willow Green Associates, Owner. PDP-06-01, TM-06-01</p> <p>Planning Consultant Costa-Sanders entered staff report.</p> <p>Applicant provided new color samples, since the plans did not accurately depict them.</p> <p>Applicant explained that they have decided to remove three homes, proposing 24 SFD instead of 27 so as to provide side yards for each home.</p> <p>Planning Manager Aknin added that the Planning Commission might want to know how the proposed trees will do in the climate.</p> <p>Chair Mishra asked if there would be a Homeowner's Association.</p> <p>Applicant answered in the affirmative and added the</p>

		<p>Covenants, Codes and Restrictions will be designed soon.</p> <p>Planning Manager Akin explained that PG&E tags would be issued once the landscaping plan is completed.</p> <p>Applicant asked why the Fire Department requested all fences to be made of a noncombustible material. Explained that they are not willing to adhere to that condition.</p> <p><i>(KC/SM) Motion to forward to PC with the following recommendations:</i></p> <ul style="list-style-type: none">• Bring color and material samples to Planning Department prior to PC meeting.• Submit layout plan for units.• Provide landscape architecture detail and tree choice/size plan.• Prepare explanation for future size and growth of selected tree scheme.• Provide PowerPoint of design plans and small color/material boards for Planning Commission circulation. <p><i>Motion passed 3-0</i></p>
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Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.

Date: February 23, 2006

To: Building and Planning Department

From: Hq. Ahmad H. Alhafnawi

Owner and resident of: ⁵⁶⁵~~563~~ Chestnut Ave, San Bruno

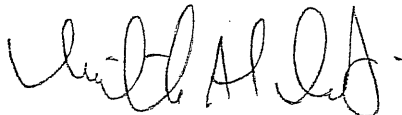
Subject: 553 Chestnut Ave, San Bruno.

Comments: After careful review of the proposed architectural design plans for the adjacent property at 553 Chestnut Ave San Bruno. I feel that the proposed floor plans and elevation will be visually pleasing, appreciate the value of the surrounding homes in the neighborhood as well as adding growth to San Bruno.

Please note: I was made aware of the city code which requires 5 foot set backs between houses. Knowing the current (4') set back was established during the original construction of the building. I hereby give my consent for the continued use of the 4' set backs to the proposed addition in the design plans.

Please concenter my comments during your approval stages,

Sincerely,



Phone: 650-589-5172

Date: February 23, 2006

To: Building and Planning Department

From: Kimber Robbins

Owner and resident of: 551 Chestnut Ave, San Bruno

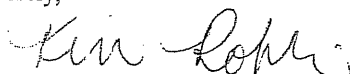
Subject: 553 Chestnut Ave, San Bruno.

Comments: After careful review of the proposed architectural design plans for the adjacent property at 553 Chestnut Ave San Bruno I feel that the proposed floor plans and elevation will be visually pleasing, appreciate the value of the surrounding homes in the neighborhood as well as adding growth to San Bruno.

Please note: I was made aware of the city code which requires 5 foot set backs between houses. Knowing the current (4'8") set back was established during the original construction of the building. I hereby give my consent for the continued use of the 4'8" set backs to the proposed addition in the design plans.

Please concenter my comments during your approval stages,

Sincerely,



Phone:

650 742 6325

February 24, 2006

To: Building & Planning Department

From: ALEX KHATILOV

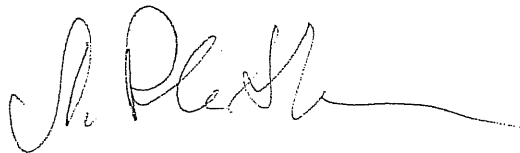
Owner and resident of: 556 CHESTNUT AVE, SAN BRUNO, CA 94061

Subject: 553 Chestnut Ave. San Bruno

Comments: After careful review of the proposed architectural design plans for the opposite property at 553 Chestnut Ave in San Bruno, I feel that the proposed floor plans and elevation will be visually appealing, appreciate the value of the surrounding homes in the neighborhood, as well as add growth to the city of San Bruno.

Please consider my comments during your approval stages.

Sincerely,



650 875-4020